

The Final Proposed Plan for the Niagara Escarpment



Ontario

Niagara Escarpment Commission

Copies of the Final Proposed Plan are available from:

The Niagara Escarpment Commission
232 Guelph Street
Georgetown, Ontario L7G 4B1
Telephone (416) 877-5191

Serving the County of Dufferin and
Regional Municipalities of Halton and Peel.

The Niagara Escarpment Commission
166 Main Street West
Grimsby, Ontario L3M 1S3
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at municipal offices for public inspection.

**Final Proposed Plan
for the
Niagara Escarpment**

Prepared by the Niagara Escarpment Commission
in accordance with The Niagara Escarpment
Planning and Development Act.

June 1983



Niagara
Escarpment



June 30, 1983

Hon. Lorne Henderson
Provincial Secretary for Resources Development
Queen's Park
Toronto, Ontario
M7A 1A2

Dear Mr. Minister:

The Niagara Escarpment Commission is pleased to submit to you the Niagara Escarpment Proposed Plan with our recommendations thereon; our recommendations are based on our consideration of comments received on the Proposed Plan and the report of the hearing officers.

The Proposed Plan, as amended by our recommendations, has been rewritten and is herein submitted under the title "The Final Proposed Plan for the Niagara Escarpment". The Niagara Escarpment Commission unanimously recommends that you accept this Final Proposed Plan as submitted and recommend its acceptance by the Lieutenant Governor in Council as the Niagara Escarpment Plan.

Copies of the Proposed Plan itself, together with reports showing our consideration of comments received and of the hearing officers' report, are also enclosed.

The Final Proposed Plan for the Niagara Escarpment has been ten years in the making. The time taken to prepare this plan is a reflection of the unprecedented level of involvement by the general public and municipal interests in the planning of the Niagara Escarpment. Ten years is not a long time to prepare a plan for a resource as rich and diverse as the Niagara Escarpment and to take into account the often conflicting views expressed about its values. Hopefully, the time taken to produce the Final Proposed Plan will be justified by the degree of acceptance we expect it will receive and the durability of the solutions we have found.

The membership on this Commission has always reflected a broad spectrum of ideas about the Niagara Escarpment. All of us support some aspects of the Final Proposed Plan more strongly than others. Inevitably we share the frustrations of being contributing rather than sole authors of the plan. Nonetheless, the Commission is unanimous in its belief that our recommendation to you is a plan which speaks for the people of Ontario. It is our belief that the Final Proposed Plan for the Niagara Escarpment strikes a balance between provincial interests and local interests and between public interests and private interests.

We submit to you a plan which we believe will fulfill the purpose of The Niagara Escarpment Planning and Development Act "... to provide for the maintenance of the Niagara Escarpment and land in its vicinity substantially as a continuous natural environment and to ensure only such development occurs as is compatible with that natural environment ..."

The Commission in preparing the Final Proposed Plan has been constantly mindful of the requirements for the implementation of the plan. We believe that we have recommended to you a practical and workable plan and urge that during your deliberations you carefully consider the advice we have given you on plan implementation.

The future of the Niagara Escarpment now rests with you and, ultimately, Cabinet. The Commission and its staff are available should you require assistance in understanding any of the provisions of the Final Proposed Plan for the Niagara Escarpment.

I. Lorne Henderson
Chairman

Milton Hayes

Bernice H. Simpson

Carl Schum

David J. McMichael

Don Winters

For [Signature]

Bill Hunter

Anne J. MacArthur

Robert McNamee

Paul Hallaugh

Robert Bateman

Greg [Signature]

Robert Jones

[Signature]

R. J. Keast

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Introduction

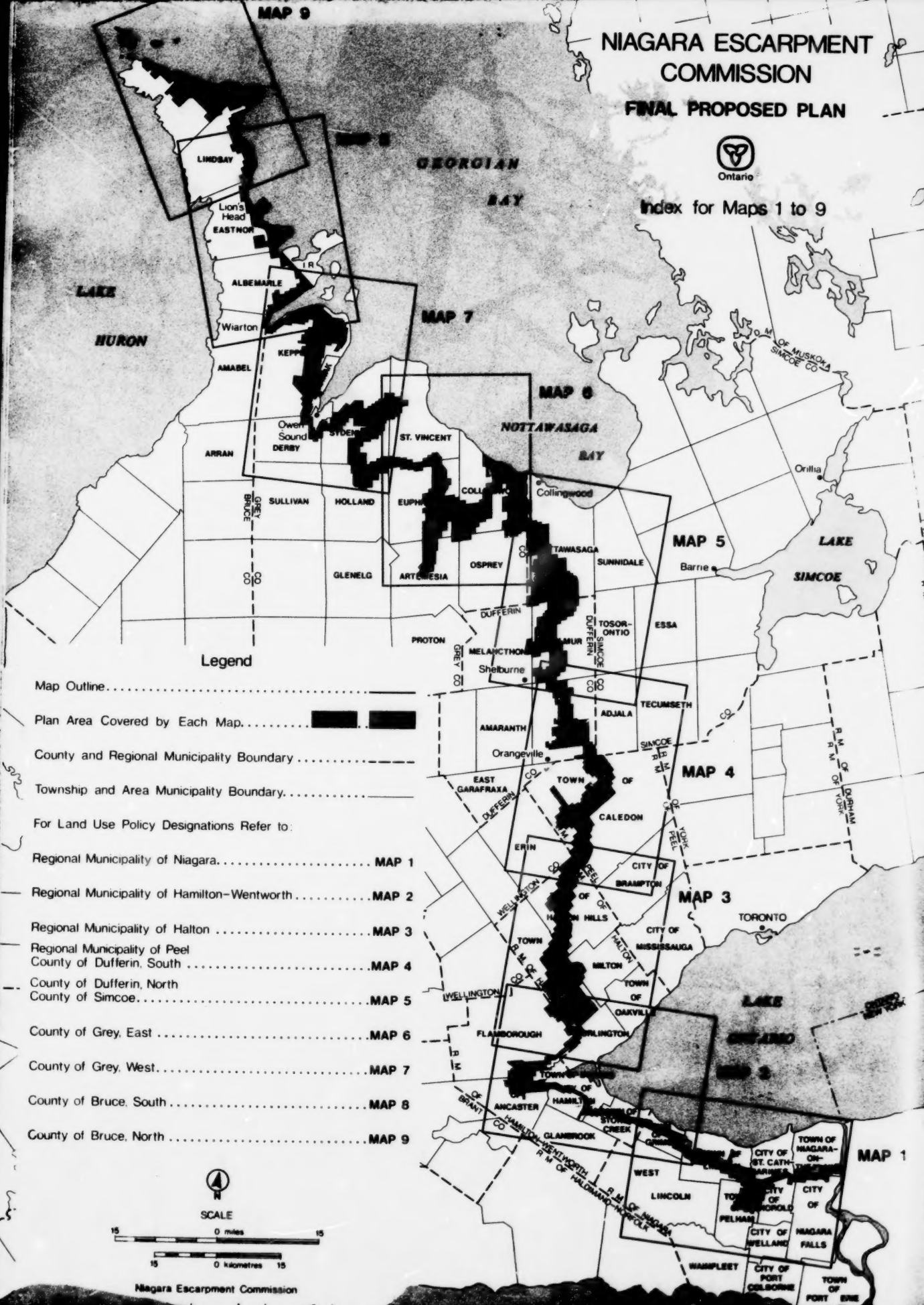
MAP 9

NIAGARA ESCARPMENT COMMISSION

FINAL PROPOSED PLAN



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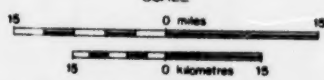


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SCALE



Most people think of the Niagara Escarpment only in terms of a prominent rock cliff. While a cliff face is present in many Escarpment locations, there are numerous places where the rock has been obscured or completely buried by glacial materials. Also, because the bedrock is composed of many different rock formations, the Escarpment face often has a step-like or terraced appearance due to differential rates of erosion. Numerous stream valleys further dissect the face, resulting in a highly irregular profile for the Niagara Escarpment.

Despite its varied appearance, the Niagara Escarpment is a continuous geological and geomorphological landform. This is reflected both in the continuous buried bedrock strata responsible for the formation of the Escarpment and in the topographic height of land these buried strata create. In Southern Ontario the Niagara Escarpment forms a massive topographic feature meandering approximately 725 kilometres (450 miles) from Queenston on the Niagara River to the islands off Tobermory on the Bruce Peninsula.

In the Niagara Escarpment Plan the Escarpment is viewed as the general height of land extending from Queenston to the islands off Tobermory. **This general height of land together with the land in its vicinity is the subject area of the Niagara Escarpment Plan.**

The area of the Niagara Escarpment Plan is a mosaic of topographic features and land uses containing essentially undisturbed cliffs, forests and stream valleys, rolling glacial landforms, agricultural lands, recreation areas, populated urban areas and a variety of other features and land uses.

The origin of the Niagara Escarpment dates back in geological history 400-450 million years to a time when the area lay under a warm shallow sea. This ancient sea lay in a depression on the earth's crust, the centre of which is now the State of Michigan. Geologically known as the Michigan Basin, the outer rim of this saucer-shaped feature governs the location of the Niagara Escarpment.

The beauty and uniqueness of the Escarpment have created a cultural and natural heritage that is generally recognized by the people of Ontario as significant and worthy of protection.

The Niagara Escarpment currently contains more than 100 known sites of geological significance including some of the best exposures of rocks and fossils of the Silurian and Ordovician Periods to be found anywhere in the world.

The Escarpment also exhibits an ecological diversity which is unique in Canada. As an area of extensive natural vegetation and exceptional scenic beauty, the Escarpment is truly outstanding.

The Escarpment provides a protective wall for the tender fruit and specialty crop production of the Niagara Peninsula; is a significant source of southern Ontario's rivers and streams; and is one of Ontario's premier recreational corridors.

The Niagara Escarpment is more than just a ridge of rock, and man's involvement with the landform has roots in prehistory. Archaeologists have estimated that the human experience along the Escarpment dates back to 9000 B.C.

Man's experience on the Escarpment is reflected to us today in a variety of forms, from the fishing villages of the Bruce Peninsula to the orchards of Niagara. The cultural landscapes still show the great variety of past activity.

The Escarpment area is the site of a large mineral aggregate extraction industry. The demand for permanent and seasonal residences along the Escarpment is intense. The Escarpment's proximity to the special agricultural lands of the Niagara Peninsula, the heavily-industrialized and populated Golden Horseshoe, and the farming and recreation lands of the north has exposed it to competing land-use pressures which may jeopardize the very values for which it is most prized.

The Government of Ontario in 1973 recognized that these pressures had to be relieved. Therefore, a planning process was established to protect the Escarpment for generations to come.

Historical Context

In March 1967, Ontario Premier Hon. John P. Robarts, responding to a growing public concern for the future of the Escarpment area, commissioned a wide-ranging government study into the Niagara Escarpment issue.

Professor Leonard O. Gertler of the University of Waterloo was chosen to direct the study, and was assisted by a professional team of planners and geographers. His recommendations led to the publication in June 1968 of the *Niagara Escarpment Study Conservation and Recreation Report* - better known as the *Gertler Report*.

The Gertler Report promoted a wider understanding and acceptance of the Escarpment's environmental, historical and cultural significance. The report recommended that the Escarpment be protected through a combination of public land acquisition and land-use regulation, the establishment of a multi-purpose park system, regulatory standards for the aggregate industry, and a joint provincial-municipal program for financing and administering the program.

Based to a great extent on this major study, the province took a number of steps to protect the Escarpment which included the purchase of some Escarpment lands by the province and conservation authorities; the increase of grants to conservation authorities from 50 to 75 per cent of the cost of the land to encourage acquisition of key Escarpment lands; and the formation of a *Niagara Escarpment Inter-Ministerial Task Force* on May 1, 1972.

The Task Force was directed to investigate unresolved issues and to consider how the Gertler Report could be translated into government action.

The response of the Government of Ontario to the recommendations advanced by the Task Force was embodied in the policy statement of June 1973, "*Development Planning in Ontario - The Niagara Escarpment*" and in the enactment of *The Niagara Escarpment Planning and Development Act*.

Four major planning issues were addressed in the Government Policy Statement; namely, the formation of the Niagara Escarpment Commission, development control, acquisition and a pits and quarries restrictive zone.

- a) The Government adopted the point of view that an innovative planning process would require an equally innovative organizational structure, and the 17-member *Niagara Escarpment Commission* was established in June 1973. (The agency form of organization has been used to address similar planning issues in other jurisdictions on this continent; notably, the *California Coastal Commission*, the *Adirondack Parks Agency* and the *New Jersey Pinelands Commission*).
- b) The Niagara Escarpment Task Force also concluded that the system of controlling land uses through zoning by-laws could not provide the kind of control needed in a large, varied and environmentally sensitive area such as the Niagara Escarpment. Accordingly, the Government directed the Niagara Escarpment Commission to administer a system of development control in the Escarpment Planning Area.
- c) The policy statement endorsed the following priorities for future Escarpment land acquisition:
- unique ecologic and historic areas;
 - new recreational facilities, especially potential park lands near urban centres;
 - the best route for the Bruce Trail.
- d) The Government of Ontario also adopted a policy on pits and quarries which established an interim "Pits and Quarries Restrictive Zone" within which new pits and quarries – including wayside pits – were prohibited. The Commission was directed to incorporate policies for pits and quarries into any plan prepared for the Niagara Escarpment.

The Niagara Escarpment Planning and Development Act

The Niagara Escarpment Planning and Development Act, 1973, established the Niagara Escarpment Commission and provided the legal framework to conduct the necessary studies and develop a Plan for the Niagara Escarpment and lands in its vicinity.

Section 2 of The Niagara Escarpment Planning and Development Act delineates the purpose of the Act which is "to provide for the maintenance of the Niagara Escarpment and land in its vicinity substantially as a continuous natural environment, and to ensure only such development occurs as is compatible with that natural environment."

Section 8 of the Act states that in preparing the Niagara Escarpment Plan, the objectives to be sought by the Commission in the Niagara Escarpment Planning Area shall be:

- a) to protect unique ecologic and historic areas;
- b) to maintain and enhance the quality and character of natural streams and water supplies;
- c) to provide adequate opportunities for outdoor recreation;
- d) to maintain and enhance the open landscape character of the Niagara Escarpment in so far as possible, by such means as compatible farming or forestry and by preserving the natural scenery;
- e) to ensure that all new development is compatible with the purpose of this Act as expressed in Section 2;
- f) to provide for adequate public access to the Niagara Escarpment; and

- g) to support municipalities within the Niagara Escarpment Planning Area in their exercise of the planning functions conferred upon them by The Planning Act.

The legislation, therefore, incorporated the planning approach and established the Niagara Escarpment Commission to prepare a plan for the purpose and objectives of the Act.

The composition of the Niagara Escarpment Commission is as follows:

- Nine members, including the Chairman, to represent the public-at-large; and
- Eight members who are either members or employees of the eight Escarpment area county councils or regional councils.

To assist the Niagara Escarpment Commission in the planning process, two advisory committees were formed in 1976 under the provisions of the Act. Both committees were required to advise and make recommendations to the Provincial Secretary for Resources Development, through the Commission, on the preparation and implementation of the Niagara Escarpment Plan.

The *Regional and County Advisory Committee* was composed of elected municipal officials and planners from the City of Owen Sound and the four regions and four counties in the Niagara Escarpment Planning Area.

The *Interest Groups Advisory Committee* was composed of representatives of such diverse interests as agriculture, real estate, tourism, mineral aggregate, urban development, cottage owners and conservationists.

An *Inter-Ministerial Liaison Committee* was also established to act in a liaison capacity between the Commission and various government ministries.

Three Ontario Regulations were passed in conjunction with *The Niagara Escarpment Planning and Development Act*.

The first, *Ontario Regulation 118/74*, defined a 5,200 square-kilometre (2,000 square-mile) area within which a Plan should be prepared.

The second, *Ontario Regulation 451/75*, established a 2,550 square-kilometre (957 square-mile) area within which development could not proceed without a development permit from the Niagara Escarpment Commission.

The third, *Ontario Regulation 453/75*, defined development control – a flexible system of land-use regulation designed to ensure that development in the Niagara Escarpment area is compatible with the natural environment.

The Niagara Escarpment Plan

The Niagara Escarpment Plan covers an area of approximately 1,860 square-kilometres (718 square-miles) and is the culmination of a ten-year planning process which has included the preparation of three previous planning documents.

The Preliminary Proposals released in February 1978, was a draft document prepared by the Commission to generate comments from affected municipalities, advisory committees, interest groups, provincial government agencies and ministries, rate-payers' groups and the general public.

The Proposed Plan released in November 1979, reflected many of the concerns raised by these groups and was the subject of two years of public hearings conducted by a three-man panel of hearing officers seconded from the Ontario Municipal Board.

The Final Proposed Plan submitted to the Provincial Secretary for Resources Development on June 30, 1983, was the recommendation of the Niagara Escarpment Commission on how the purpose and objectives of The Niagara Escarpment Planning and Development Act could best be achieved, after giving consideration to comments received and the report of the hearing officers, and ten years of experience in understanding the planning issues of the Niagara Escarpment.

After considering the Hearings Officers' Report and the Final Proposed Plan of the Niagara Escarpment Commission, the Minister submitted his recommendations to the Lieutenant Governor in Council who approved the Niagara Escarpment Plan on _____ 1984.

- b) determine whether or not your proposed development is a permitted use in that designation by referring to Part 2 of the Plan; and
- c) consult the Development Criteria in Part 3 prior to applying for planning permission to proceed with your development.

If you have trouble understanding the Niagara Escarpment Plan the planning staff of the Niagara Escarpment Commission or your municipality will assist you in interpreting the provisions and requirements of the Plan.

Part 4 describes the Niagara Escarpment Parks System. In addition to existing parks, Maps 1-9 identify lands suitable for acquisition for inclusion in the Parks System.

Part 5 is a description of the organizations and procedures which will be used to implement the policies of this Plan.

Part 6 contains, for information purposes, 4 appendices to the Niagara Escarpment Plan:

Appendix 1 A description of proposed and existing Escarpment parks.

Appendix 2 Acknowledgements.

Appendix 3 High Potential Mineral Aggregate Resources Map.

Appendix 4 The Niagara Escarpment Parks System Map.

Maps 1-9 are contained in a separate folio which accompanies each copy of the Niagara Escarpment Plan.

How To Read This Plan

The Niagara Escarpment Plan is composed of six parts and Maps 1-9.

Part 1 contains general policies and definitions, which are particularly important to be understood prior to reading Part 2, Land Use Policies and Part 3, Development Criteria.

Part 2 contains seven land-use designations which explain how land shall be used throughout the area of the Niagara Escarpment Plan. For each designation, objectives are outlined followed by the criteria applied in their mapping. Uses permitted and lot creation policies for each designation are stated.

Part 3 contains Development Criteria which determine how a proposed development (i.e. a permitted use) should be carried out.

Parts 2 and 3 should be read in conjunction with each other.

If you are proposing a development in the area of the Niagara Escarpment Plan you should:

- a) determine what land-use designation applies to your land by referring to the appropriate map in Maps 1-9 of the Plan;







1.1

Interpretation of Boundaries

The outer boundary of the area covered by the Niagara Escarpment Plan is fixed and inflexible, and can be changed only by a Plan amendment. It is formed by a combination of such features as roads, railways, electrical transmission lines, municipal and property boundaries, lot lines, rivers and topographic features.

The internal boundaries between designations within the Plan, however, are less definite except where they are formed by such facilities as roads, railways and electrical transmission lines. These internal boundaries, shown at a scale of 1:50,000, are not intended to be site specific and should not be used for accurate measurement. The exact delineation of designation boundaries on specific sites will be done by the Niagara Escarpment Commission through the application of the designation criteria (see Part 2) utilizing the most detailed or up-to-date information available, and site inspections. Such designation boundary interpretations will not require amendments to the Niagara Escarpment Plan.

1.2

Pits and Quarries Restrictive Zone

The Pits and Quarries Restrictive Zone defined by the Government of Ontario is the *Escarpment Natural and Escarpment Protection Areas* of the Niagara Escarpment Plan. In this zone new pits and quarries (except wayside pits and the limited expansion of existing sandstone quarries) are prohibited. Wayside pits are permitted in Escarpment Protection Areas.

1.3

Conformity of Local Official Plans and By-laws

If a municipal official plan or by-law is more restrictive than the Niagara Escarpment Plan, that plan or by-law shall be deemed not to be in conflict if it conforms with the general intent and purpose of the Niagara Escarpment Plan. The more restrictive policies or standards of such a plan or by-law shall take precedence, where applicable, over the Niagara Escarpment Plan. Municipalities are not required to permit every land use that may be permitted under this Plan.

This policy allows municipalities to provide for more restrictive or higher standards which may be preferred in local areas.

1.4

Definitions

The following definitions have been compiled to assist the reader with the interpretation of the Niagara Escarpment Plan.

Abandoned Pit or Quarry – a derelict pit or quarry which never was or no longer is the subject of a licence or a wayside permit and has not been rehabilitated.

Accessory Building or Structure – a detached building or structure that is not used for human habitation, the use of which is naturally and normally incidental to, subordinate to, or exclusively devoted to a principal use or building, and which is located on the same lot.

Aggregate – gravel, sand, clay, shale, stone, earth or other prescribed material.

Agricultural Operation – the carrying out of an agricultural use.

Agricultural Use – the land, building or structure used for the purpose of animal husbandry, horticulture, tree farming, beekeeping, dairying, fallow, field crops, fruit farming, fur farming, market gardening, pasturage, poultry keeping or any other farming use and may include the growing, raising, packing, storing of produce on the premises and other similar uses customarily carried out in the field of general agriculture.

Animal Kennel – a building, structure or premises used for the raising or boarding of dogs, cats or other household pets.

Archaeological Activities – the studying, uncovering, recording, restoring and rehabilitation of archaeological sites and artifacts.

Campground – an area used for a range of overnight camping experiences, from tenting to serviced trailer sites, including accessory facilities which support the use, such as administration offices, laundry facilities, washrooms, etc., but not including the use of mobile homes or trailers on a permanent year-round basis.

Carrying Capacity – the limit of human activity that an area can sustain before biological, physical or perceptual deterioration in quality occurs.

Compatible – where the building, structure, activity or use blends, conforms or is harmonious with the Escarpment's ecological, physical, visual or cultural environment.

Conservation – the wise management of the environment in a way which will maintain, restore, enhance, and protect its quality and quantity for sustained benefit to man and environment.

Cottage Industry – an occupation conducted as an accessory use within a single family dwelling by one or more of its residents. A cottage industry may include occupations such as dressmaking, upholstering, weaving, baking, ceramic-making, painting, sculpting and the repair of personal effects, etc. Retail sales to the public from the premises are not permitted.

Cultural Landscape – a cultural landscape is the product of man's activities over time in modifying the landscape for his own purpose, and is an aggregation of man-made features such as a village, farmland, waterways, transportation corridors, and other artifacts.

Domestic Purposes – those purposes intended for the property owner's use and not for sale to the public.

Dwelling Unit – one or more habitable rooms designed for the use of one family in which sanitary and kitchen facilities are provided for the exclusive use of such family, and having a private entrance.

Easement – a negotiated interest in the land of another which allows the easement-holder specified uses or rights without actual ownership of the land.

Ecological – concerning the interrelationships of life forms to one another and to their environment.

Environment – the sum total of all the natural and cultural conditions which influence and act upon all life forms including man.

Environmentally Sensitive Areas – areas containing natural features or ecological functions of such significance as to warrant their protection in the long term interest of the environment and the people.

Escarpment – a steep slope or cliff. (See below for a definition of the Niagara Escarpment)

Escarpment Brow (Edge) – the uppermost point of the Escarpment slope or face. It may be the top of a rock cliff, or where the bedrock is buried, the most obvious break in slope associated with the underlying bedrock.

Escarpment Related Landforms – the physical features of the land associated with the Escarpment and created by postglacial erosion, sedimentation and glaciation, often including such features as moraines, lakes, river valleys, beach ridges, drumlins, kames, etc.

Escarpment Slope (Face) – the area between the brow and toe of the Escarpment and usually characterized by a steep gradient. Where the rise occurs in the form of a series of steps, the slope also includes the terraces between steps.

Escarpment Toe (Base) – the lowest point on the Escarpment slope or face determined by the most obvious break in slope associated with the bedrock or landforms overlying the bedrock.

Essential – that which is deemed necessary to the public interest after all options have been considered. Where applicable, all options shall be assessed under and satisfy the provisions of The Environmental Assessment Act.

Existing Lot of Record – a lot held under distinct and separate ownership from all abutting lots as shown by a registered conveyance in the records of the Land Registry Office at the time of the approval of the Niagara Escarpment Plan by the Government of Ontario.

Farm Cluster – a group of farm buildings, which includes the farm dwelling, on a property actively in agricultural use.

Forest Management (Forestry) – the management of forests to maintain, restore or enhance environmental conditions for wildlife; protection against floods and erosion; protection of water supplies; and the production of wood and wood products.

Groundwater Infiltration Area – an area where the porous nature of the bedrock or surficial deposits result in significant percolation of water into the groundwater system.

Hazard Lands – areas having inherent physical/environmental characteristics such as poor drainage, organic soils, susceptibility to flooding or erosion, steep slopes and other physical limitations to development which could cause property damage or loss of life, if developed.

Headwaters – the source area of a stream.

Heritage Property – features in or on the land or underwater considered to be a consultable record of past human activities, endeavours or events (e.g. buildings, street furniture, engineering works, planting and archaeological sites, etc.).

High Water Mark – the mark made by the action of water under natural conditions on the shore or bank of a body of water where such action has been so common and usual that it has created a difference between the character of the vegetation or soil on one side of the mark and the character of the vegetation or soil on the other side of the mark.

Home Industry – a small scale use providing a service primarily to the rural farming community and which is accessory to a single-family dwelling or agricultural operation. A home industry may be conducted in whole or in part in an accessory building and may include a carpentry shop, a metal working shop, a welding shop, an electrical shop or blacksmith's shop etc., but does not include an auto repair or paint shop, or furniture stripping.

Home Occupation – an occupation which provides a service as an accessory use within a single family dwelling performed by one or more of its residents. Such occupations may include services performed by an accountant, architect, auditor, dentist, medical practitioner, engineer, insurance agent, land surveyor, lawyer, realtor, planner or hairdresser, etc.

Incidental Use – a use (e.g. swimming pool) normally accessory to but not an essential part of an existing use.

Institutional Use – use of land, building or structure for some public or social purpose, but not for commercial purposes, and may include governmental, religious, educational, charitable, philanthropic, hospital or other similar non-commercial uses to serve the immediate community.

Legally Existing Uses – the use of any land, building or structure existing on the day of the approval of the Niagara Escarpment Plan and recognized by the local municipality in its local official plan and/or by-law or by a valid Niagara Escarpment permit.

Lot – a parcel or tract of land which is recognized as a separate parcel of land under the provisions of The Planning Act, and includes a lot created by consent for mortgage purposes where the mortgage has not been discharged.

Natural Areas of Provincial Significance (Life Science) – areas identified by the Ministry of Natural Resources as Life Science Candidate Nature Reserves. These areas are considered to be significant in the Province of Ontario and represent areas of high ecological value associated with the Niagara Escarpment.

Natural Areas of Provincial Significance (Earth Science) – areas identified by the Ministry of Natural Resources as Earth Science Candidate Nature Reserves. These areas are considered to be significant in the Province of Ontario and exhibit the most significant components of the geological and geomorphological history of the Niagara Escarpment.

Natural Areas of Regional Significance – areas identified by the Ministry of Natural Resources, conservation authorities, municipalities and other agencies as having ecological value at the regional level.

Natural Environment – an environment which has not been significantly altered by man's activities and, for the most part, remains in its natural state.

New Lots – lots registered in the Land Registry Office after the approval of the Niagara Escarpment Plan.

Niagara Escarpment – see the Introduction to this Plan for a complete definition of the Niagara Escarpment. The single word "Escarpment" used in this document means the Niagara Escarpment.

Non-intensive – an action which does not inflict significant physical, biological or perceptual disruption on the environment.

Official Plan – a document approved by the Minister of Municipal Affairs and Housing, containing objectives and policies established primarily to provide guidance for the physical development of a municipality or a part thereof, or an area that is without municipal organization, while having regard to relevant social, economic and environmental matters.

Open Landscape Character – the system of rural features, both natural and man-made, which makes up the rural environment, including forests, slopes, streams and stream valleys, hedgerows, agricultural fields, etc.

Original Township Half-Lot – half of an original township lot where the township lot was originally surveyed into 80 hectare (200 acre) lots.

Original Township Lot – the township lot as shown on an original plan where an original plan is a plan certified by the Surveyor General as being the original plan of an original survey. Generally, in Ontario original township lots are 40 hectares (100 acres); however, larger and smaller original township lots exist.

Pit – land from which unconsolidated aggregate has been, is being or may be excavated pursuant to The Pits and Quarries Control Act, but does not include a wayside pit.

Preservation – the maintenance of natural or cultural heritage features in their current or original form, and the maintenance of the natural environment to allow natural processes to continue undisturbed by human intervention.

Protection – ensuring that human activities are not allowed to occur which will result in the degradation of the quality of an environment.

Public Agency – any federal, provincial, county or municipal agency and includes any commission, board, authority or department, including Ontario Hydro, established by such agency exercising any power or authority under a Statute of Canada or Ontario.

Quarry – land from which consolidated aggregate has been, is being or may be excavated pursuant to The Pits and Quarries Control Act, but does not include a wayside quarry.

Rehabilitation – the restoration of land from which aggregate has been excavated so that the use or condition of the land is restored to a former use or to a use which is compatible with adjacent uses.

Secondary Plan – a detailed plan for a specific geographic area of a municipality which has been approved by the Minister of Municipal Affairs and Housing. Such a plan is prepared when there is a need for more specific policies to guide future development approved in an official plan under The Planning Act.

Sediment Control Device – a structure which traps and filters sediments.

Single-Family Dwelling – a separate building containing not more than one dwelling unit and may include a chalet, cottage or mobile home.

Talus Slope – the slope created by the mass of broken rock which accumulates at the base of the cliff face along the Escarpment.

Tonne – a metric measurement 1,000 kg (2,205 lbs.).

Top of Streambank – the upper edge of the slope of the stream valley where the land levels off, or where there is a flood plain, to the top of slope above the flood plain.

Trail Activities – recreation oriented to trails (e.g. horseback riding, cross-country skiing, hiking, or snowmobiling).

Unserviced Campsites – campsites which are not directly connected to water, sewer or electrical services.

Unstable Slopes – slopes which are or may be subject to erosion such as mass movement, slumping, landslides, mudflows or rock falls.

Utility – a water supply, storm or sanitary sewage, gas or oil pipeline; the generation, transmission and distribution of electric power, steam or hot water; towers; telegraph and telephone lines and other cabled services; waste collection or disposal or management; a public transportation system or any other similar works or systems necessary to the public interest.

Veterinary Clinic – the office of a veterinary surgeon and premises for the treatment of animals.

Watershed Management – use, regulation and treatment of water and land resources of a watershed.

Wayside Pit or Quarry – lands from which consolidated or unconsolidated aggregate is excavated for use in a project of a public authority and that is worked outside the limits of the right-of-way of a highway, but does not include a *licensed* pit or quarry.

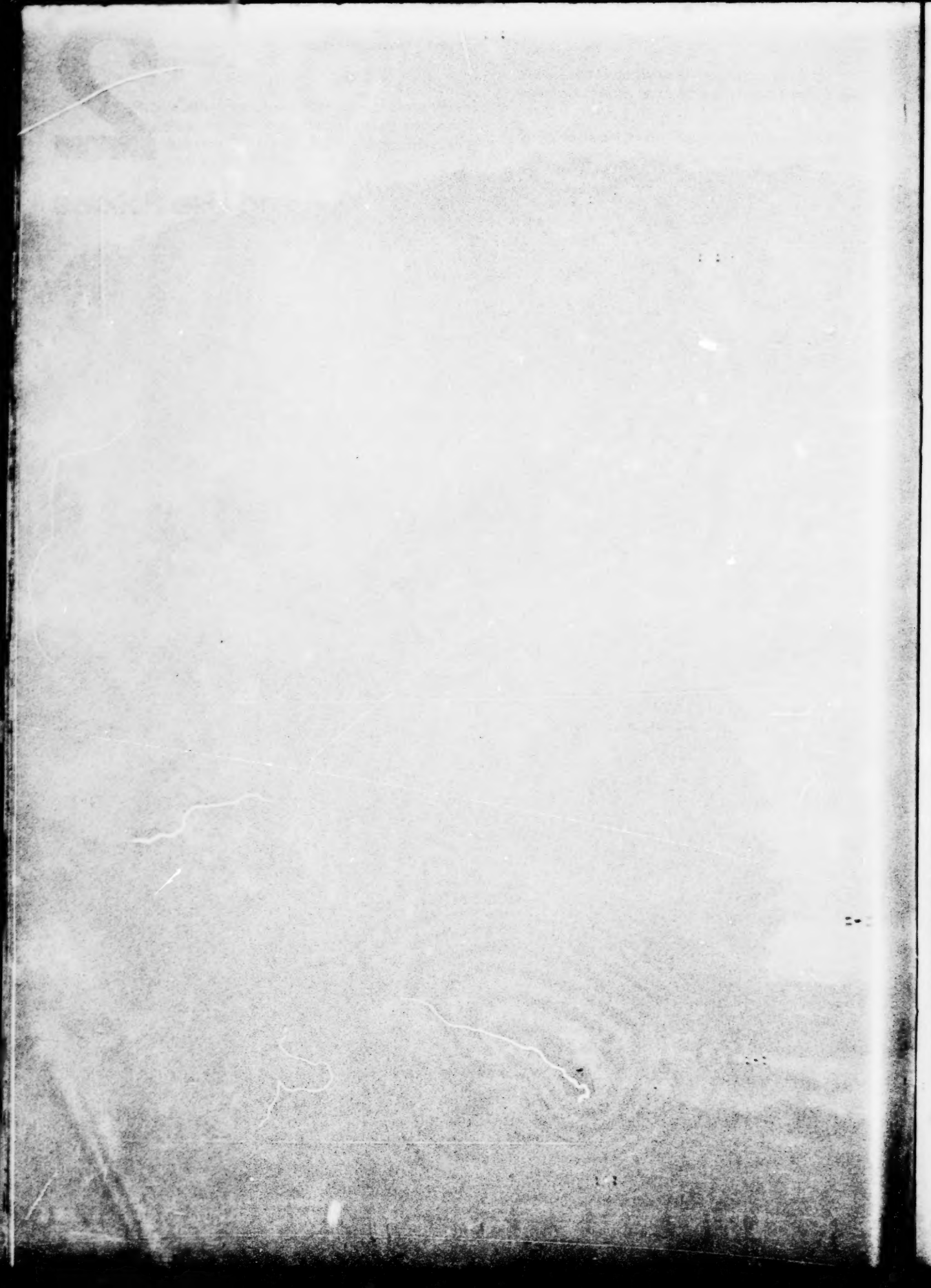
Wetlands – marshes, swamps, bogs and other low lying areas that are covered by water during a substantial portion of the year.

Wildlife Management – the management of wildlife habitats for the purpose of sustaining the quantity and quality of wildlife.

2

Land Use Policies





2.1

Introduction

The area of the Niagara Escarpment Plan has been allocated among the following seven land-use designations:

- Escarpment Natural Area
- Escarpment Protection Area
- Escarpment Rural Area
- Minor Urban Centre
- Urban Area
- Escarpment Recreation Area
- Mineral Resource Area.

The land-use designations are shown on Maps 1-9 of the Plan.

This part of the Plan explains the policies associated with each of these designations and the way in which land may be used throughout the area of the Niagara Escarpment Plan.

2.2

Escarpment Natural Area

Escarpment features and associated stream valleys, wetlands and forests which are relatively undisturbed are included within this designation. These contain important plant and animal habitats and geological features and are the most significant natural and scenic areas of the Escarpment. The policy aims to maintain these natural areas.

Objectives

1. To maintain the most natural Escarpment features, stream valleys, wetlands and related significant natural areas.
2. To encourage compatible recreation and conservation activities.
3. To maintain and enhance the landscape quality of Escarpment features.

Criteria for Designation

1. The least disturbed Escarpment slopes and related landforms associated with the underlying bedrock.
2. Where forest lands abut the Escarpment, the designation extends 300 metres (1,000 feet) back from the brow of the Escarpment slope (e.g. Bruce Peninsula).
3. Natural Areas of Provincial Significance (Life Science).
4. The most significant stream valleys and wetlands associated with the Escarpment.

Permitted Uses

Subject to Part 3. Development Criteria, the following uses are permitted:

1. Existing agricultural operations.
2. Legally existing uses.
3. Single-family dwellings.
4. Non-intensive recreation uses such as nature viewing and trail activities except the use of trail bikes and all-terrain vehicles.
5. Forest and wildlife management.
6. Archaeological activities.

7. Essential transportation and utility facilities.
8. Accessory buildings, structures and facilities (e.g. garage or farm pond) and site modifications required to accommodate them.
9. Incidental uses (e.g. swimming pools, tennis courts and ponds) and site modifications required to accommodate them provided that the impact on the natural environment is minimal.
10. Uses permitted in Park Master Plans, as approved under Part 4.
11. Home occupations and cottage industries.
12. Essential watershed management and flood and erosion control projects carried out or supervised by a public authority.
13. Limited expansion of the existing small sandstone quarries provided the production is less than 20,000 tonnes (22,000 tons) annually, subject to Part 3.10.

New Lots

Subject to Part 3. Development Criteria:

1. New lots may be created for the purpose of correcting conveyances, enlarging existing lots or through acquisition by a public body.
2. Severances may be permitted along original township lot lines (including the original lots in the Town Plot of Brooke) and along original township half-lot lines where the original township lot is 80 hectares (200 acres).
3. In addition, where no lots have ever been severed, a retiring bona fide farmer may sever a maximum of one lot for a permitted use per original township lot (generally 40 hectares), or half-lot where the original township lot is 80 hectares (200 acres).
4. The creation or acquisition of a lot by a public body (e.g. for a road deviation) will not be considered as a previous severance.

2.3

Escarpment Protection Area

Escarpment Protection Areas are important because of their visual prominence and their environmental significance. They are often more visually prominent than Escarpment Natural Areas. Included in this designation are Escarpment features that have been significantly modified by land-use activities such as agriculture or residential development, lands needed to buffer prominent Escarpment Natural Areas, and natural areas of regional significance.

The policy aims to maintain the remaining natural features and the open, rural landscape character of the Escarpment and lands in its vicinity.

Objectives

1. To maintain and enhance the open landscape character of Escarpment features.
2. To provide a buffer to prominent Escarpment features.
3. To maintain natural areas of regional significance.
4. To encourage agriculture, forestry and recreation.

Criteria for Designation

1. Escarpment slopes and related landforms where existing land uses have significantly altered the natural environment (e.g. agricultural lands or residential development).
2. Areas in close proximity to Escarpment slopes which visually are part of the landscape unit.
3. Natural areas which are regionally important.

Permitted Uses

Subject to Part 3. Development Criteria, the following uses are permitted:

1. Agricultural operations.
2. Legally existing uses.
3. Single-family dwellings.
4. Dwelling(s) accessory to an agricultural operation.
5. Recreational uses such as golf courses, picnic sites, day-use sites, unserviced camp sites and trail uses oriented towards the land rather than requiring the building of major structures.
6. Forest and wildlife management.
7. Archaeological activities.
8. Transportation and utility facilities.
9. Accessory buildings, structures and facilities (e.g. a garage or farm pond), and site modifications required to accommodate them.
10. Incidental uses (e.g. swimming pools, tennis courts and ponds) and site modifications required to accommodate them, provided the impact on the natural environment is minimal.
11. Small scale public institutional uses.
12. Uses permitted in Park Master Plans as approved under Part 4.
13. Home occupations, cottage industries and home industries.
14. Veterinary clinics.
15. Animal kennels in conjunction with a single-family dwelling.
16. Watershed management and flood and erosion control projects carried out or supervised by a public agency.
17. Wayside pits or wayside quarries provided that extraction is less than 20,000 tonnes (22,000 tons) annually and subject to the Ministry of Transportation and Communications Wayside Pits and Quarries Criteria and Part 3.10.
18. Limited expansion of the existing small sandstone quarries provided that production is less than 20,000 tonnes (22,000 tons), and subject to Part 3.10.

New Lots

Subject to Part 3. Development Criteria:

1. New lots may be created for the purpose of correcting conveyances, enlarging existing lots, through acquisition by a public body, and for agricultural operations provided both the severed and remnant parcels are farm units.
2. Severances may be permitted along original township lot lines (including the original lots in the Town Plot of Brooke) and along original township half-lot lines where the original township lot is 80 hectares (200 acres).

3. Where no lots have ever been severed one new lot may be severed for a permitted use per original township lot (generally 40 hectares), or half-lot where the original township lot is 80 hectares (200 acres), except in the Town Plot of Brooke. In addition, a retiring bona fide farmer may sever one further lot for a permitted use.
4. The creation or acquisition of a lot by a public body (e.g. for a road deviation) will not be considered as a previous severance.

2.4

Escarpment Rural Area

Escarpment Rural Areas are an essential component of the Escarpment corridor, including portions of the Escarpment and lands in its vicinity. They provide a buffer to the ecologically sensitive areas.

Objectives

1. To maintain scenic values of lands in the vicinity of the Escarpment.
2. To maintain the open landscape character.
3. To encourage agriculture and forestry and to provide for compatible low-density rural land uses.
4. To provide a buffer for ecologically sensitive areas.
5. To provide for the designation of new Mineral Resource Areas which can be accommodated by an amendment to the Niagara Escarpment Plan.

Criteria for Designation

1. Minor Escarpment slopes and related landforms.
2. Lands in the vicinity of the Escarpment necessary to provide an open landscape, and/or of ecological importance to the environment of the Escarpment.

Permitted Uses

Subject to Part 3. Development Criteria, the following uses may be permitted:

1. Agricultural operations.
2. Legally existing uses.
3. Single-family dwellings.
4. Dwelling(s) accessory to an agricultural operation.
5. Recreational uses such as campgrounds, golf courses, country clubs and trail activities provided that any detrimental impact of these uses on the Escarpment's scenic qualities and natural environment is kept to a minimum.
6. Forest and wildlife management.
7. Archaeological activities.
8. Transportation and utility facilities.
9. Accessory buildings, structures and facilities (e.g. a garage or farm pond) and site modifications required to accommodate them.
10. Incidental uses (e.g. swimming pools, tennis courts and ponds) and site modifications required to accommodate them, provided the impact on the natural environment is minimal.
11. Small scale institutional uses.
12. Uses permitted in Park Master Plans as approved under Part 4.
13. Home occupations, cottage industries and home industries.
14. Veterinary clinics.

15. Animal kennels in conjunction with a single-family dwelling.
16. Small-scale commercial and industrial development servicing agriculture and the rural community.
17. Watershed management and flood and erosion control projects carried out or supervised by a public agency.
18. New licensed pits or quarries producing less than 20,000 tonnes (22,000 tons) annually subject to Part 3.10.
19. New licensed pits or quarries producing more than 20,000 tonnes (22,000 tons) annually subject to Part 2.8 (requiring an amendment to the Niagara Escarpment Plan), and Part 3.10.
20. Wayside pits or wayside quarries subject to the Ministry of Transportation and Communications Wayside Pits and Quarries Criteria, and Part 3.10.
21. Limited expansion of the existing small sandstone quarries provided that production is less than 20,000 tonnes (22,000 tons), and subject to Part 3.10.

New Lots

Subject to Part 3. Development Criteria:

1. New lots may be created for the purpose of correcting conveyances, enlarging existing lots, through acquisition by a public body, and for agricultural operations provided both the severed and remnant parcels are farm units.
2. Severances may be permitted along original township lot lines and along original township half-lot lines where the original township lot is 80 hectares (200 acres).
3. Where no lots have ever been severed a maximum of two new lots may be severed for permitted uses per original township lot (generally 40 ha), or original half-lot where the original township lot is 80 hectares (200 acres). In addition, a retiring bona fide farmer may sever one further lot for a permitted use.
4. The creation or acquisition of a lot by a public body (e.g. for a road deviation) will not be considered as a previous severance.
5. New lots may be created by low-density rural plans of subdivision, condominium or other compatible forms of lot ownership.

4. To ensure that any growth will be in accordance with an approved municipal official plan and/or secondary plan which does not conflict with the Niagara Escarpment Plan.

Criterion for Designation

The Minor Urban Centre designation includes the following list of villages and hamlets which are designated in local, regional or county official plans.

Balmy Beach	Kimberley
Barrow Bay	Limehouse
Belfountain	Lowville
Campbellville	Massie
Cataract	Mono Centre
Cheltenham	Mono Mills
Colpoys Bay	Mount Nemo
Dunedin	Oxenden
Dyers Bay	Queenston
Eugenia	Silver Creek
Glen Cross	Springmount
Glen Huron	St. Davids
Greensville	Terra Cotta (Caledon)
Griersville	Violet Hill
Horning's Mills	Walters Falls
Inglewood	Winona
Kilbride	Woodford

Changes to this list and the designation on Maps 1-9 do not require amendments to the Niagara Escarpment Plan.

Boundaries

The Minor Urban Centre designation is shown by symbol on Maps 1-9 of the Plan. Boundaries establishing the growth area will be clearly defined by the municipality in an approved official plan and/or secondary plan which is not in conflict with the Objectives and Development Objectives of this designation.

Permitted Uses and New Lots

The range of permitted uses and the creation of new lots will be subject to Part 3. Development Criteria, and the following development objectives as incorporated into approved local official plans and by-laws, where applicable, which are not in conflict with the Niagara Escarpment Plan.

Development Objectives

1. Growth generally should not extend into Escarpment Natural Areas or Escarpment Protection Areas.
2. Growth should be limited to minimize land-use conflicts (e.g. with agriculture) and, where appropriate, incorporate adequate screening and/or setbacks to reduce the visual impact on the Escarpment landscape.
3. Growth should be minor only, relative to the size and capacity of the settlement to absorb new growth, so that the rural heritage of the community is maintained.
4. Growth generally should take place as a logical extension of existing development in the form of planned groups rather than linear or scattered development. Expansion in depth rather than extension along existing roads is preferred.

2.5

Minor Urban Centre

This land-use designation identifies those rural settlements, villages and hamlets that are distributed throughout the area of the Plan.

Objectives

1. To provide concentration points for development in rural areas.
2. To maintain the rural heritage of these settlement areas.
3. To generally direct the growth of villages, hamlets, and settlement areas away from Escarpment Natural Areas and Escarpment Protection Areas into Escarpment Rural Areas in a logical manner with the least possible environmental and agricultural disruption.

5. Development proposals should be compatible with and provide for the protection or restoration of historic features or areas, archaeological sites and structures of architectural significance in accordance with Development Criteria 3.11.
6. Growth should be compatible with and provide for the protection of unique ecologic areas, wildlife habitats, streams and water supplies and other environmentally sensitive areas, both inside and adjacent to the Minor Urban Centres.

2.6

Urban Area

This designation identifies urban areas in which the Escarpment and closely related lands are located. In some areas the Escarpment is still largely undeveloped, although surrounded by existing development (e.g. Hamilton). In other areas, urban growth already has encroached substantially on the Escarpment (e.g. Warton).

Objective

To minimize the impact and further encroachment of urban growth on the Escarpment environment.

Criterion for Designation

Urban development and committed urban areas on or adjacent to the Escarpment as provided for in approved municipal official plans and/or secondary plans.

Urban Area designations are found within the following municipalities:

- City of St. Catharines
- Town of Grimsby
- Town of Stoney Creek
- Town of Ancaster
- City of Hamilton
- Township of Flamborough
- Town of Dundas
- City of Owen Sound
- Township of Derby
- Town of Warton
- Village of Lion's Head

Boundaries

The boundaries of the Urban Area designation generally reflect those areas within a municipality identified for urban development in approved municipal official plans and/or secondary plans.

Annexation of land by a municipality does not require an amendment to the Niagara Escarpment Plan. However, any change to the designations of the Niagara Escarpment Plan requires a Plan amendment.

Permitted Uses and New Lots

The range of permitted uses and the creation of new lots will be subject to Part 3. Development Criteria, and the following development objectives as incorporated in approved local official plans and by-laws that do not conflict with the Niagara Escarpment Plan.

Development Objectives

1. All development should be of an urban design compatible with the visual and natural environment of the Escarpment. Where appropriate, provision for adequate setbacks and screening should be required to minimize the visual impact of urban development on the Escarpment landscape.
2. New lots should not be created to include the Escarpment brow, face or slope where such is in an Escarpment Natural or Escarpment Protection Area designation, except where such lot creation is for the purpose of correcting conveyances, enlarging existing lots or through acquisition by a public body, or where there is insufficient area in the Urban Area designation to accommodate the proposed development.
3. Adequate public access to the Escarpment should be provided by such means as parking areas, walkways or pedestrian trails (e.g. Bruce Trail).
4. Development proposals should be compatible with and provide for the protection or restoration of historic features or areas, archaeological sites and structures of architectural significance in accordance with Development Criteria 3.11.
5. Special attention should be given to the protection and restoration of the historic character of the former Village of Waterdown through the provisions of The Ontario Heritage Act.
6. Growth should be compatible with and provide for the protection of unique ecologic areas, wildlife habitats, streams and water supplies and other environmentally sensitive areas both inside and adjacent to Urban Areas.

2.7

Escarpment Recreation Area

Designated recreation areas are areas of existing or potential recreational development associated with the Escarpment. Such areas may include both seasonal and permanent residences.

Objectives

1. *To provide areas where new recreational and associated development can be concentrated around established, identified or approved downhill ski centres.*
2. *To provide areas where new recreational and associated development can be concentrated around established, identified or approved lakeshore cottage areas in Grey and Bruce Counties.*
3. *To recognize the importance of the Four Season Craighleith-Camperdown Recreation Area to the tourism sector of Ontario's economy.*
4. *To provide for the development of new ski centres or other recreational areas.*

Criterion for Designation

Established, identified or approved recreational areas (e.g. ski centres, lakeshore cottage areas, resort development and the Four Seasons Craighleith-Camperdown Recreation Area).

Permitted Uses

Subject to Part 3. Development Criteria, and the requirements of local official plans and/or by-laws, the following uses are permitted:

1. Legally existing uses.
2. In ski centres, facilities such as ski runs, ski lifts, slide rides, toboggan runs, ski chalets, and commercial development such as lodges, retail stores and service establishments associated with the centre.
3. In lakeshore cottage areas, dwellings, facilities such as marinas, and commercial developments such as lodges, retail stores and service establishments accessory to the cottage recreational development.
4. In the Craighleith-Camperdown and the Castle Glen Recreation Areas, uses as provided for in the Craighleith-Camperdown and the Castle Glen Secondary Plans.
5. Uses permitted in Park Master Plans as approved under Part 4.

New Lots

Subject to Part 3. Development Criteria, and the requirements of local official plans and/or by-laws, new lots may be created for permitted uses. Residential development should occur on lots or blocks created by registered plans of subdivision or condominium or other compatible forms of lot ownership.

Development Objectives

1. Except for infilling on partially-completed subdivision plans approved under The Planning Act, development on prominent Escarpment slopes shall be limited to those recreational facilities such as ski runs, ski lifts or slides which require the slopes for the proper functioning of the operation.
2. Lakeshore cottage areas may extend inland to permit new development in a planned group provided that it does not encroach upon the Escarpment Natural Areas designation and does not exceed approximately 200 metres (650 feet) in depth measured from the high water mark.
3. Within lakeshore cottage areas, where proposed lots within a subdivision have no lake frontage, provision shall be made with the municipality (land or cash in lieu), prior to registration, for public lake frontage to be part of or adjacent to the subdivision.

Official Plans and/or By-laws

Within the designated Escarpment Recreation Areas, local official plans and/or by-laws may be amended without requiring an amendment to the Niagara Escarpment Plan provided such amendments do not conflict with the Niagara Escarpment Plan.

2.8

Mineral Resource Area

The Mineral Resource Area designation includes existing and approved extraction areas.

In addition to designated Mineral Resource Areas, areas of high potential for mineral aggregate resources are identified by way of a map in an appendix to the Plan.

Objectives

1. To designate licensed Mineral Resource Areas.
2. To minimize the impact of mineral extraction operations on the Escarpment environment.

Criteria for Designation

1. Existing licensed areas.
2. Cheltenham Brick Works in the Town of Caledon.

Permitted Uses

Subject to Part 3. Development Criteria, the following uses are permitted:

1. Agricultural operations.
2. Legally existing uses.
3. Licensed mineral extraction operations.
4. Forest and wildlife management.
5. Archaeological activities.
6. Recreational uses (such as trail activities, and golf courses) which are oriented toward the land rather than the building of major structures.
7. Essential utility and transportation facilities.
8. Watershed management and flood and erosion control projects carried out or supervised by a public agency.
9. Accessory buildings and facilities necessary to support a mineral extraction operation, such as offices or crushing and washing facilities but excluding asphalt plants.
10. Incidental uses and site modifications required to accommodate them, provided that the impacts of such uses on the natural environment are minimal.
11. Uses permitted in Park Master Plans as approved under Part 4.

After Uses

Except where the after use is a permitted use in the Mineral Resource designation, such after use will require an amendment to the Niagara Escarpment Plan.

New Mineral Resource Areas

New mineral resource areas producing more than 20,000 tonnes annually may be designated by an amendment to the Plan in the Escarpment Rural Area in accordance with the Government's Mineral Aggregate Resource Planning Policy.

Pits and Quarries Restrictive Zone

The Escarpment Natural Area and the Escarpment Protection Area make up the Pits and Quarries Restrictive Zone. No new pits or quarries will be permitted in this area except wayside pits and wayside quarries and the limited expansion of the existing small sandstone quarries provided for under Parts 2.2, 2.3 and subject to 3.10.

High Potential Mineral Aggregate Resources

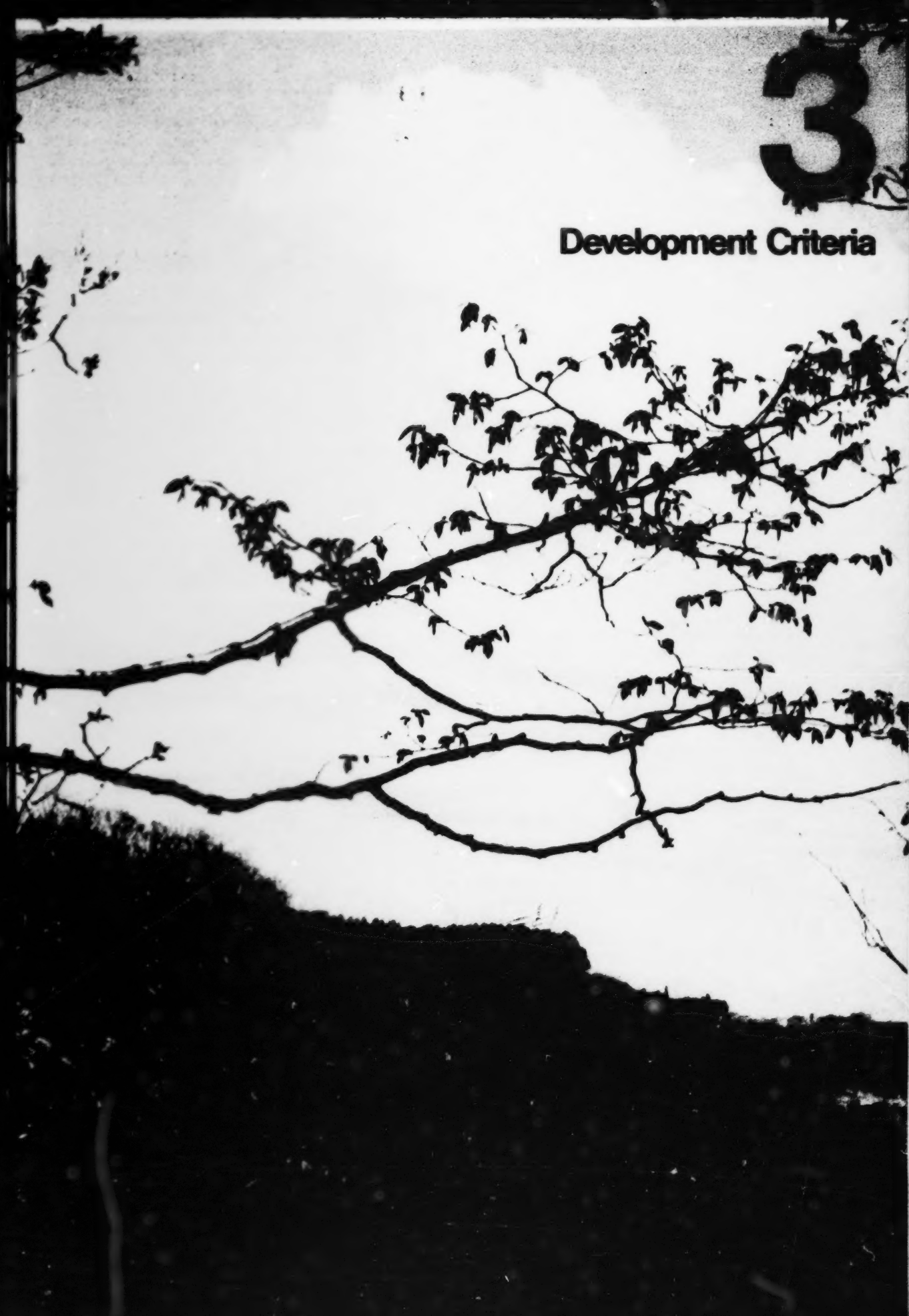
Objective

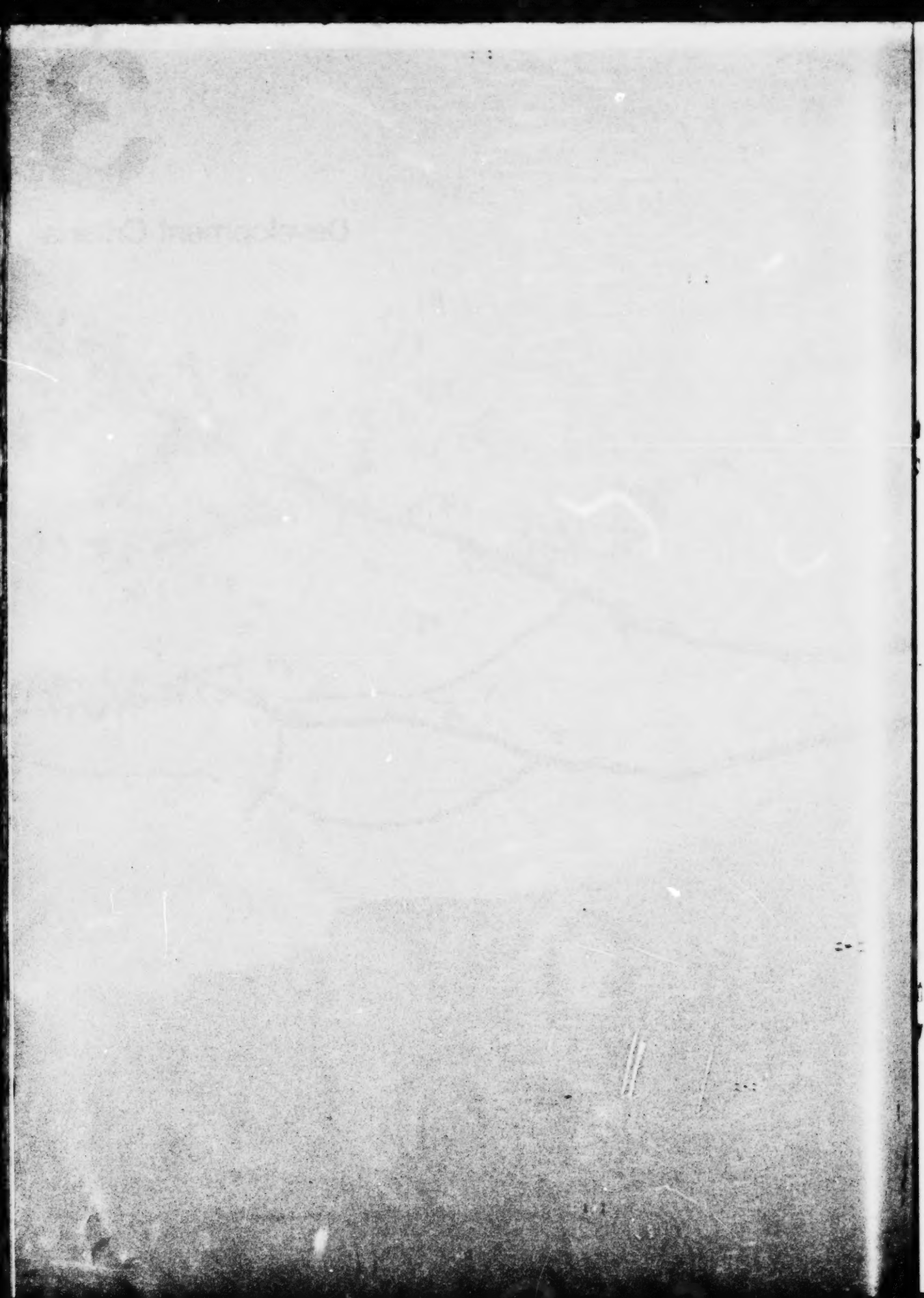
To identify High Potential Mineral Aggregate Resources for information only.

High Potential Mineral Aggregate Resources have been identified on a map which is Appendix 3 of this Plan.

3

Development Criteria





3.1

Introduction

The development criteria are to be applied to all development within the area of the Niagara Escarpment Plan. These criteria deal with development in a variety of situations and, therefore, all the criteria will not apply to every development.

3.2

General Development Criteria

The objective is to permit reasonable enjoyment by the owners of all lots that can sustain development.

1. Permitted uses may be allowed provided that:
 - a) The long-term capacity of the site can support the use without a substantial negative impact on Escarpment environmental features such as water quality, natural vegetation, soil, wildlife population and visual attractiveness.
 - b) The cumulative impact of development will not have serious detrimental effects on the Escarpment environment (e.g. water quality, vegetation, soil, wildlife, and landscape).
 - c) The site is not considered hazardous to life or property due to unstable soil conditions or possible flooding.
 - d) Development meets applicable federal, provincial and municipal health and servicing requirements.
 - e) Development satisfies the requirements of the Agricultural Code of Practice and the Food Land Guidelines.
2. Where a lot is located in more than one designation, development should be located on that portion of the lot located in the least restrictive designation.
3. Private sewage systems and water supplies associated with permitted uses require the approval of the Ministry of the Environment or its agent, the local Medical Officer of Health, or the authority having jurisdiction in these matters.
4. Any development permitted should be designed and located in such a manner as to preserve the natural and visual characteristics of the area.
5. Where development involves new roads, road improvements or service corridors, their designation and alignment should be in harmony with the Escarpment landscape.
6. The design of subdivisions should be in harmony with and maintain the existing character of the Escarpment landscape.

3.3

Existing Uses

The objective is generally not to disrupt existing uses.

1. A legal use, building or structure existing at the time of the approval of the Plan and recognized by the local official plan but not permitted by the Niagara Escarpment Plan may expand or change in use, or be replaced when it can be sufficiently demon-

strated that the objectives of the applicable designation of the Niagara Escarpment Plan are met.

2. Where an existing use has a substantial ecological or visual impact, the property owner shall be encouraged to bring the use into closer conformity with the objectives of the applicable designation of the Niagara Escarpment Plan (e.g. erect a fence around a wrecking yard or install manure storage facilities).
3. A building or structure may be rebuilt in the same location, of the same exterior size and use without a Niagara Escarpment Permit provided municipal requirements and the provisions of Ontario Regulation 453/75 are met.

3.4

Lot Creation

The objective is to direct the formation of new lots to those locations that are the least environmentally sensitive.

1. Lot creation, including lots created within Urban Areas, Minor Urban Centres and Escarpment Recreation Areas, shall be subject to the requirements of local official plans and by-laws and the criteria set out below.
2. New lots to meet residential needs should be created primarily in designated Urban Areas, Minor Urban Centres and Escarpment Recreation Areas.
3. New lots to provide recreational opportunities should be created primarily in designated Escarpment Recreation Areas and in some Minor Urban Centres.
4. Ribbon or strip development should be prevented.
5. The size and configuration of new lots shall be subject to the requirements of local official plans and by-laws and the objectives of the designation.
6. In Escarpment Rural Areas, new lots created by low-density rural plans of subdivision or condominium must satisfy the following criteria:
 - a) The location, design, size and density retain the open rural landscape and protect the natural features;
 - b) The design is in harmony with the existing heritage features and heritage areas of the Escarpment landscape.
7. Prior to commenting upon a rural estate development, the Niagara Escarpment Commission shall consider:
 - a) the number, distribution and density of vacant lots in the area;
 - b) the additional lots that may be created in conformity with the Plan; and
 - c) the consequences of the development of the lots with regard to the objectives of the designation.
8. The creation of new lots should comply with the requirements of the Agricultural Code of Practice and the Food Land Guidelines.
9. Notwithstanding No. 8 above, a new lot may be created for a retiring bona fide farmer in accordance with the New Lots Policy under Parts 2.2, 2.3, and 2.4.

10. Where a lot is proposed in more than one designation, the severance policy of the least restrictive designation shall apply. There should be sufficient area in the least restrictive designation to accommodate the development.
11. New lots created by consent shall front onto an existing public road which is of a reasonable standard of construction and generally maintained all year round.
12. Public bodies and private persons are encouraged to consolidate existing vacant lots to establish new lots of such a size as to permit uses consistent with the objectives of the designation in which they are located.

3.5

New Development Affecting Steep Slopes and Ravines

The objective is to ensure that new development affecting steep slopes (e.g. Escarpment slopes, rock faces, and talus slopes) and ravines does not result in environmental damage or in unsafe conditions.

1. The crest or brow and toe of the slope or ravine shall be established by means of a site inspection by the Niagara Escarpment Commission and these lines will be plotted on proposed development plans.
2. The Niagara Escarpment Commission will establish a minimum development setback from the brow or crest and toe of a slope or ravine and no disturbance of grades or vegetation below the crest or brow and above the toe shall occur.
3. Where this setback cannot be achieved on an existing lot of record on a steep slope, the setback may be varied or eliminated to the satisfaction of the Niagara Escarpment Commission.
4. An engineering report shall be prepared by the applicant if the existing or future stability of the slope or ravine is in question.
5. The setback requirement for unstable ravine slopes should be equal to a distance of three times the vertical depth of the ravine, measured from the toe of the slope. A further setback may be required if unusual circumstances exist (e.g. unstable soil conditions).
6. The setback may be reduced if the unstable ravine slope is stabilized to the satisfaction of the Niagara Escarpment Commission. In this connection, the applicant may be required to engage the services of a qualified engineer.
7. Structures of any kind unless permitted by the policies of this Plan should not be placed on slopes in excess of 25 per cent (1 in 4 slope).
8. During development, a screen of appropriate fencing material (e.g. snow fencing) should be established approximately 3 metres (10 feet) from the crest of the slope in order to prevent any dumping.
9. Development (e.g. ski facilities) should be designed in such a way as to minimize the disturbance and ensure the stability of Escarpment and ravine slopes.

3.6

New Development Affecting Water Resources

The objective is to ensure that new development adjacent to streams, lakes and wetlands will have a minimum effect on water quality and quantity.

Water Quality

1. Changes to the natural drainage should be avoided.
2. No sewage system shall be allowed closer than 30 metres (approximately 100 feet) from:
 - a) the high water mark of any lake;
 - b) the top of a stream bank or ravine; or
 - c) the edge of any wetland.
 Where this setback cannot be achieved on an existing lot of record the distance may be varied to the satisfaction of the Ministry of the Environment and/or the local health unit.
3. A setback for other development will be established from each side of a stream, river bed, lakeshore or wetland, necessary to maintain existing water quality. The width of this buffer shall be determined by the Niagara Escarpment Commission in consultation with the Ministry of the Environment, conservation authority and the Ministry of Natural Resources, which shall consider:
 - a) soil type;
 - b) types and amounts of vegetation cover;
 - c) slope of the land.
4. No alteration of the natural grade or drainage shall occur within the setback where, in the opinion of the Niagara Escarpment Commission, such action would adversely affect surface and/or ground water resources.
5. The cutting of trees within the setback is regulated by the forest management criteria, Part 3.8.
6. Where in the opinion of the Niagara Escarpment Commission, a potential ground or surface water pollution problem exists, the applicant shall detail through appropriate studies, the detrimental effects and how they will be minimized.
7. During development, the following sediment and erosion control practices should be carried out:
 - a) Only the smallest practical area of land should be exposed at anytime during the development;
 - b) When land is exposed during development, the exposure should be kept to the shortest practical period of time;
 - c) Natural features such as tree groves, grades and waterways should be preserved;
 - d) Temporary vegetation and/or mulching should be used to protect critical areas exposed during development;
 - e) Final landscaping and vegetation should be installed as soon as practical following completion of the development;
 - f) Top soil should not be removed from the site, but rather, should be stored and redistributed as a suitable base for seeding and planting;
 - g) Sediment control devices should be installed to remove sediment from runoff due to changed soil surface conditions during and after construction;
 - h) Construction in or across a watercourse or wetland should be appropriately timed to minimize impacts on fish and wildlife habitat.

8. When permitted uses require a water supply, its availability and potability shall be to the satisfaction of the municipality, Ministry of the Environment and/or the local health unit.

Flood Plains

9. No building or structure shall be permitted in identified floodplains except where the building or structure has been approved by the municipal council, the conservation authority and/or the Ministry of Natural Resources in accordance with established floodplain management and development criteria.
10. Watershed management and flood and erosion control projects shall be carried out in accordance with the standards of the Ministry of the Environment, Ministry of Natural Resources and/or conservation authority.
11. Where possible, such projects should be designed and located to avoid or minimize the impact on wetlands, wildlife habitat, source areas, streams, steep slopes and other areas of visual and environmental significance.
12. Where possible, ponds should be designed as offstream devices with bottom draw-off control structures.
13. Water management and flood and erosion control projects should be designed so as not to adversely affect downstream water quality, quantity and adjacent lands.
14. When considering a new project the Niagara Escarpment Commission shall consider the number, distribution and location of these works within the watershed in terms of their cumulative effect on the objectives of the applicable designation and watershed management programs of the Ministry of the Environment, Ministry of Natural Resources and the conservation authority.

Private Ponds

15. Private ponds shall be constructed and maintained in accordance with the standards of the Ministry of the Environment, Ministry of Natural Resources conservation authority and/or Ministry of Agriculture and Food.
16. Private ponds should be designed and located to avoid or minimize the impact on wetlands, wildlife habitat, source areas, steep Escarpment slopes and other areas of visual and environmental significance.
17. Private ponds should be designed as offstream devices with bottom draw-off control structures.
18. Ponds should be designed so as not to adversely affect downstream water quality, quantity and adjacent lands.
19. When considering an application for a new pond, the Niagara Escarpment Commission shall consider the number, distribution and location of ponds within the watershed in terms of their cumulative effect on the objectives of the applicable designation and watershed management program of the Ministry of the Environment, Ministry of Natural Resources and/or the conservation authority.

3.7

New Development Within Wooded Areas

The objective is to ensure that new development should preserve as much as possible of wooded areas.

1. Disturbance of treed areas should be minimized, and proposed developments in heavily-treed areas shall have site plan agreements containing specific management details regarding the protection of existing trees.
2. Trees to be retained should be protected by means of snow-fencing, wrapping, or other acceptable means during construction (e.g. tree wells).
3. Existing tree cover or other stabilizing vegetation will be maintained on slopes in excess of 25 per cent (1 in 4 slope).

3.8

Forest Management

The objective is to maintain and enhance the forests and associated animal and plant habitats.

1. All cutting of trees requires approval from the Niagara Escarpment Commission with the following exceptions:
 - a) The cutting or other destruction, removal or pruning of trees carried out under The Crown Timber Act, The Forestry Act, The Woodlands Improvement Act, The Conservation Authorities Act and The Municipal Act, or in accordance with programs recommended by the forestry staff of the Ministry of Natural Resources;
 - b) The cutting or other destruction, removal or pruning of trees for domestic purposes;
 - c) Where there are specialized tree crops, such as Christmas tree farms or nurseries, where clear cutting or removal and replanting is a normal part of the operation;
 - d) Where trees create a hazard;
 - e) To facilitate approved permitted uses.
2. Approval to cut is conditional upon:
 - a) Using tree cutting methods designed to minimize adverse effects on the natural environment including surface drainage and groundwater;
 - b) Minimizing disruption of habitats for plants and animal species occurring in the area;
 - c) Retaining the diversity of tree species;
 - d) Aiming over the long term to retain or enhance the quality and appearance of the forest;
 - e) Minimum cutting within highly sensitive areas such as steep slopes, unstable soils and stream valleys, and areas of high ground water infiltration.
3. All public bodies shall submit details of tree cutting plans to the Ministry of Natural Resources for approval before entering into any agreement involving the cutting of trees.
4. Reforestation using native tree species shall be encouraged by both provincial and municipal authorities, particularly in areas of shallow and unstable soils, steep slopes, stream valleys, headwaters and ground water infiltration areas critical to

- the maintenance of the quality and quantity of natural streams and water supplies.
5. Final rehabilitation of any tree cutting program should include reforestation where necessary.
 6. Tree cutting in Natural Areas of Provincial Significance (Life Science) which are in public ownership will be permitted where it is necessary to maintain the values for which the area was acquired, for emergency access, where existing agreements are in effect or to implement uses permitted in a Park Master Plan as approved under Part 4.
 7. Where the conditions of a municipal tree cutting by-law are more restrictive than the policies of the Niagara Escarpment Plan, the conditions of that by-law shall apply.

3.9

Agriculture

The objective is to protect lands with a high agricultural capability.

1. Except for the provision for a new lot for a retiring bona fide farmer in the Escarpment Natural, Escarpment Protection and Escarpment Rural Areas, development and the creation of new lots should comply with the requirements of the Agricultural Code of Practice and Food Land Guidelines.
2. Municipal official plans may permit an additional dwelling(s) (including a mobile home) accessory to a farm operation, for a member of the farm family or for farm help engaged full-time on the farm. Such a dwelling should be located within the farm cluster and a separate lot shall not be created for it.

3.10

Mineral Resources

The objective is to minimize the impact of new mineral extraction operations and accessory uses on the Escarpment environment.

1. Extractive operations including wayside pits and haul routes shall not conflict with the following criteria:
 - a) The protection of sensitive ecologic, geologic, historic and archaeological sites or areas;
 - b) The protection of surface and ground water resources;
 - c) The maintenance of good agricultural land in accordance with the Food Land Guidelines;
 - d) The minimization of the adverse impact of extractive and accessory operations on existing and approved residential development;
 - e) The preservation of the natural and cultural landscapes as much as possible during extraction and after rehabilitation.
2. No extraction shall take place at any point nearer to the brow of the Escarpment than 200 metres (650 feet) measured horizontally or any greater setback required by the Niagara Escarpment Commission.

3. As a condition of the licence, the extractive operation shall be screened while it is in progress, and, where possible prior to extraction, in a manner compatible with the surrounding visual environment.
4. Screening shall incorporate the following:
 - a) Overburden material supplemented with native tree and shrub plantings should be utilized for screening purposes;
 - b) Tree screen plantings are to be of compatible species, sizes and densities to permit only very limited visual contact from the surrounding landscape;
 - c) All plantings should be properly maintained to ensure continued survival and good growth rates.
5. Wherever possible, rehabilitation shall be progressive as the extraction proceeds. Where it is not practical to rehabilitate immediately to the planned after-use, interim rehabilitation shall occur.
6. Rehabilitation shall incorporate the following:
 - a) Excess topsoil and overburden are to be retained and stabilized for future rehabilitation;
 - b) All excavated pit walls are to be regraded to a slope of 3 to 1 or less except in regions where topsoil and fill materials are scarce. In such areas finished slopes may be no steeper than 2 to 1. Exposed sections of pit or quarry faces may be left unrehabilitated for aesthetic or educational purposes as incorporated into an approved after-use plan;
 - c) Vegetation, including seeding, crops or trees and shrubs, shall be planted as soon as possible following finished grading.

3.11

Heritage

The objective is to maintain the heritage resources of the Niagara Escarpment Plan Area.

1. Care shall be taken to preserve known archaeological sites (especially native burial sites) or areas where such sites might reasonably be expected to exist.
2. Existing heritage features, areas and properties should be retained and reused. To determine whether such actions are feasible, consideration shall be given to both economic and social benefits and costs.
3. New development including reconstruction and alterations should be in harmony with the area's character and the existing heritage features and building(s) in general mass, height and setback and in the treatment of architectural details, especially on building facades.
4. Where new development involves a heritage feature it should express the feature in some way. This may include one or more of the following:
 - a) preservation and display of fragments of the former building's features and landscaping;
 - b) marking the traces of former locations, shapes and circulation lines;
 - c) displaying graphic and verbal descriptions of the former use;
 - d) reflection of the former architecture and use in the new development.

5. Where development will destroy or significantly alter cultural landscapes or heritage features, actions should be taken to salvage information on the features being lost. Such actions could include archaeological salvage excavation, and the recording of buildings or structures through measured drawings or photogrammetry.

3.12

Recreation

The objective is to minimize any adverse impact of recreational activities on the Escarpment environment.

1. All recreational activities should be designed and located so as not to conflict with surrounding land uses (e.g. agriculture) and to be compatible with the natural and cultural character of the area.
2. Intensive recreational activity is intended to occur primarily in the designated Escarpment Recreation Areas and in the parks of the Niagara Escarpment Parks System established for this purpose.
3. Recreational uses should not exceed the carrying capacity of a site or area.

Trails

4. Trails will be located and designed so as not to adversely affect adjoining private landowners.
5. Motorized vehicle trails are encouraged to use abandoned pits or quarries, abandoned railway lines or unused township roads where disruption of the natural environment would be minimal.
6. Trails will be located and designed to avoid steep slopes, wetlands, erosion prone soils, and ecologically sensitive areas such as deer-wintering yards and significant plant and animal habitats.
7. Where existing trails are in locations that cause environmental deterioration, relocation to a less critical location shall be encouraged.
8. Trail design, construction and management should ensure the safety of trail users and ensure that trail use does not exceed the carrying capacity of the sites on which the trail is located.

3.13

Significant Geological Areas

The objective is to ensure that new development does not adversely affect the scientific, scenic, educational or interpretive values of significant geological areas or sites.

1. No alteration of identified provincially significant geological areas or sites shall occur where, in the opinion of the Niagara Escarpment Commission, such action would diminish the scenic, scientific, educational and interpretive value of such areas or sites.
2. A setback for development will be established from significant geological areas necessary to protect the integrity of the site or area. The setback will be determined by the Niagara Escarpment Commission in consultation with the Ministry of Natural Resources.

3. New development will be assessed in terms of its long-term impact on the significant site/area and permitted only where the site can support the use without a substantial negative impact on the geological features or processes being protected.
4. New development should be compatible with the maintenance of the scenic value of the significant geological area/site.

3.14

Transportation and Utilities

The objective is to design and locate new and expanded transportation and utility facilities so the least possible change occurs in the environment and the natural and cultural landscape.

1. All new and reconstructed transportation and utility facilities shall be designed and located to minimize the impact on the Escarpment environment and be consistent with the objectives of this Plan. Examples of such site and design guidelines include the following:
 - a) Blasting, grading and tree removal should be minimized where possible through realignment and utilization of devices such as curbs and gutters, retaining walls and tree wells;
 - b) Finished slopes should be graded to a 2 to 1 slope minimum and planted; large cuts should be terraced to minimize surface erosion and slope failure;
 - c) Site rehabilitation should use native species of vegetation and blend into the surrounding landscape;
 - d) Vegetation screens should be used where feasible;
 - e) Transportation and utility structures should be sited and designed to minimize visual impact;
 - f) A development setback from the Escarpment brow for utility structures will be established by the Niagara Escarpment Commission to minimize visual impacts;
 - g) Transmission towers (e.g. microwave and television towers) should be located in areas where similar facilities exist provided the area's carrying capacity is not exceeded;
 - h) The visual impact of utility structures and service roads should be minimized by siting, structural design, colouration and landscape planting in order to minimize the impact on the Escarpment environment.
2. New transportation and utility facilities should avoid Escarpment Natural Areas.
3. New transportation and utility facilities will be subject to the provisions of The Environmental Assessment Act and its regulations. Works which are exempt from the provisions of that Act will require a Niagara Escarpment Permit except where such works are exempted by Ontario Regulation 453/75.

3.15

Development of Existing Vacant Lots of Record

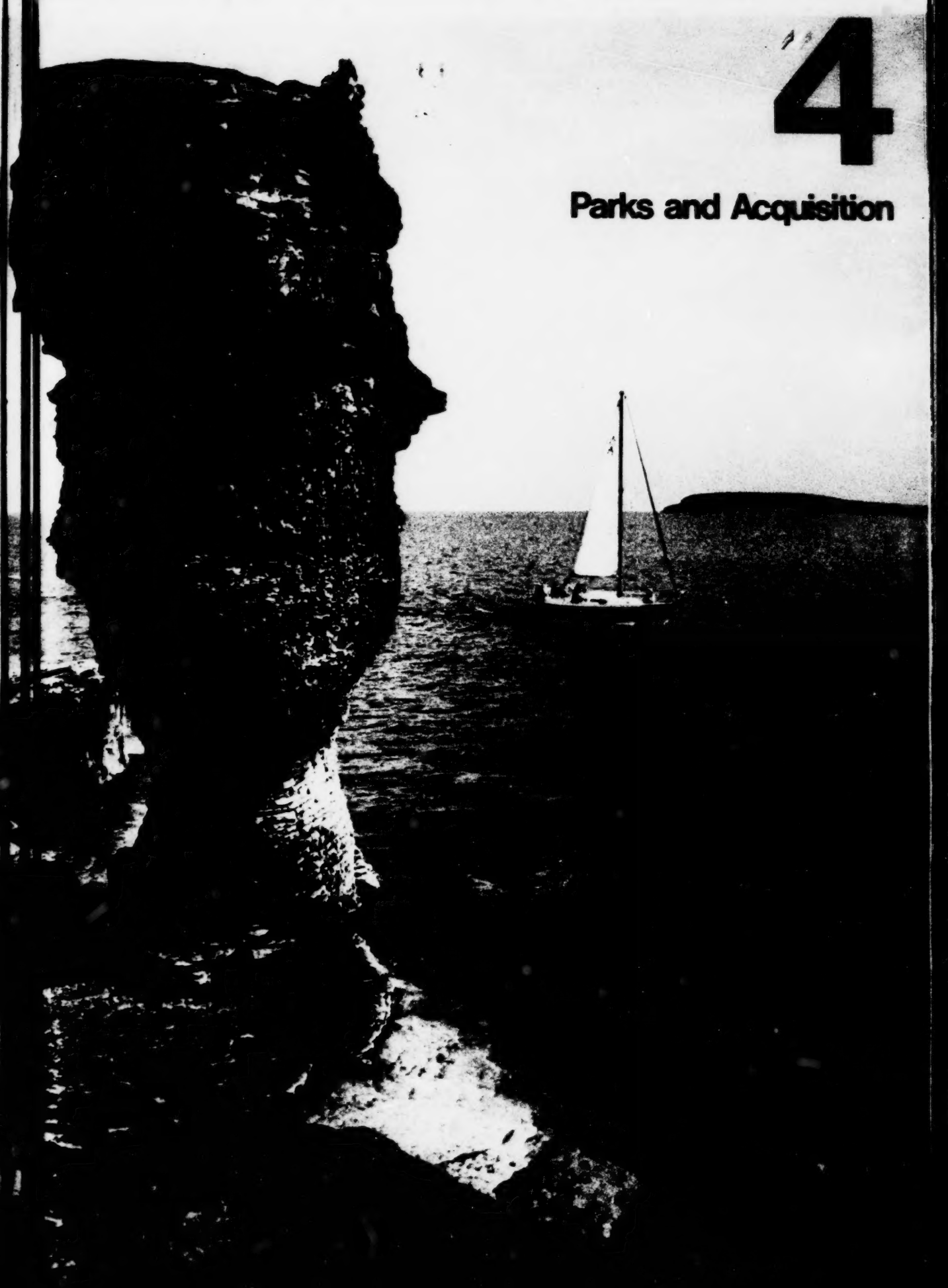
The objective is to provide relief to landowners where a permitted use is not granted a Niagara Escarpment Permit on an existing vacant lot of record because it would conflict with the objectives of the designations or with the Development Criteria of the Plan.

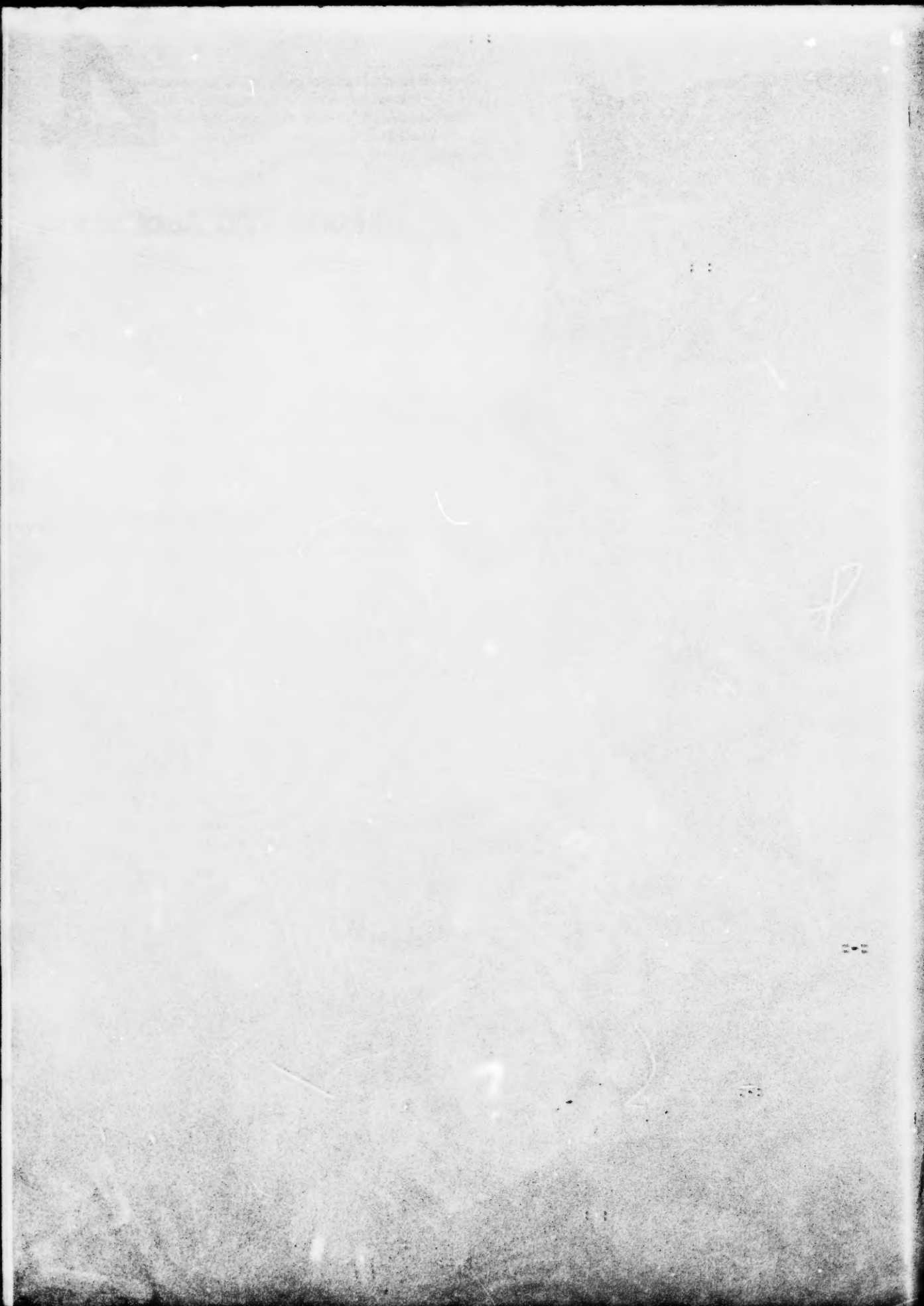
1. Where an application for a Niagara Escarpment Permit to develop an existing vacant lot of record is not in conformity with:
 - a) the objectives of the particular designation;
 - b) the applicable development criteria; but
 - c) the proposed development would meet relevant health and servicing requirements and is not considered to be hazardous to life or property due to unstable soil conditions or possible flooding; and
 - d) the Niagara Escarpment Commission's decision to deny the proposed development is upheld by the Minister of Municipal Affairs and Housing; the Niagara Escarpment Trust will at the request of the owner:
 - enter into negotiations with the owner to secure an agreement (e.g. fixed assessment or easement) which would compensate the owner for not developing; or
 - enter into negotiations to purchase the lot in fee simple at a fair market value acceptable to the owner.

If within six months of the Minister's decision to refuse the Niagara Escarpment Permit, the negotiations have failed, a re-application for the permitted use will be considered by the Niagara Escarpment Commission and a Niagara Escarpment Permit will be granted.

4

Parks and Acquisition





The Niagara Escarpment Parks System

The Ontario Government policy for protecting the Niagara Escarpment contains two major elements – land-use regulation and public land ownership. Parts 2 and 3 of this Plan set forth the land-use policies to be applied in the regulation of land use on the Escarpment. Part 4 of the Plan sets out policies for a Niagara Escarpment Parks System as a framework for the establishment and coordination of a system of publicly owned lands on the Escarpment.

The Niagara Escarpment Parks System will be established and managed through the continued cooperation of eight conservation authorities, the Ministry of Natural Resources, the Niagara Parks Commission, the Ministry of Agriculture and Food, the Ontario Heritage Foundation, Parks Canada, the St. Lawrence Seaway Authority, municipalities and other bodies capable of managing areas in the public interest (e.g. the Bruce Trail Association, local service clubs). This Parks System is intended to protect unique features of the Escarpment, provide outdoor recreational opportunities and public access to one of Canada's most scenic landforms.

The system is composed of public lands currently owned by these agencies as well as additional parklands which are suitable for acquisition. It is proposed that the parks system also include the Public Open Space component of the Escarpment Link of the Parkway Belt West Plan.

Two Ontario Hydro properties located within the Plan Area complement the Parks System. Designated as Other Public Land these areas provide appropriate secondary recreational uses (see Part 4.3).

There are 115 existing and proposed parks within the Niagara Escarpment Parks System not including 10 parks proposed in the Escarpment Link of the Parkway Belt West Plan (see Part 4.4). Appendix 1 briefly describes each park in the Parks System.

Objectives

The objectives of the Niagara Escarpment Parks System are:

1. to protect the most significant features of the natural and cultural landscape of the Niagara Escarpment area;
2. to provide a wide variety of Escarpment related outdoor recreation opportunities;
3. to provide opportunities for exploration and appreciation of the natural and cultural heritage of the Niagara Escarpment area;
4. to support tourism by providing opportunities to be discovered and experienced by Ontario's residents and visitors.

Parks System Concept

The Niagara Escarpment Parks System is based on feature areas which are currently public lands or suitable for acquisition for park purposes. Feature areas are waterfalls, distinctive landforms associated with the Escarpment and special plant communities and animal habitats. Historical and archaeological sites, often found associated with these feature areas, are also incorporated within the parks.

The linear nature of the Niagara Escarpment as a landform gives rise to the description of the Parks System as a jewelled necklace composed of park gems strung together by the Bruce Trail.

Ten nodal parks have been selected to play a distinctive role within the Parks System. The nodal park is designated as a key staging area and interpretive centre for a segment of the Escarpment and is the starting place from which to explore other nearby parks. The nodal parks will perform the functions of visitor reception and information dissemination concerning the parks and things to see and do in the surrounding Escarpment area and communities.

The following have been designated nodal parks in the Escarpment Parks System:

Cyprus Lake	Mono Cliffs
Skinner Bluff	Terra Cotta
Inglis Falls	Crawford Lake
Walters Falls	Dundas Valley
Pretty River	Short Hills

The entire proposed Niagara Escarpment Parks System is identified in Appendix 4 – Niagara Escarpment Parks System Map.

Policies

The strength and public image of the Niagara Escarpment Parks System is entirely dependent upon the cooperation of the various park management agencies in complying with the policies of the Niagara Escarpment Plan. Coordination and consistency of basic purpose, management and identity for individual parks and for the Niagara Escarpment Parks System will be achieved through:

- a) the common pursuit, by all park management agencies, of the objectives of the Parks System; and
- b) the common application of a basic set of park planning and management policies to individual parks within the Parks System.

Such policies will take the form of a Niagara Escarpment Parks System Manual which sets out minimum standards and general guidelines established in consultation with all the public park agencies concerned.

It is recognized that such policies must be flexible since allowance must be made for other objectives held by the numerous public park agencies in the System.

Park Classification Policy

Each park in the Niagara Escarpment Parks System has been assigned to a park classification (see Part 4.9). The Niagara Escarpment Parks System is intended to provide a wide variety of experiences in the diverse landscapes and environments of the Niagara Escarpment. Park classification will ensure the maintenance of the variety and diversity intended in the Niagara Escarpment Parks System. It is recognized that some existing parks may not conform exactly to the policies of their assigned classifications; however, these parks will be encouraged to be brought into conformity over a number of years. It is also recognized that some parks may also pursue non-Escarpment related objectives (e.g. flood control) and where possible these objectives will be accommodated in Park Master Plans.

There are five park classes:

- Escarpment Nature Reserve
- Escarpment Recreation Park
- Escarpment Historical Park
- Escarpment Natural Environment Park
- Escarpment Access

The Escarpment Nature Reserve, Escarpment Recreation Park, Escarpment Historical Park and Escarpment Natural Environment Park are intended to fulfill two of the objectives of The Niagara Escarpment Planning and Development Act, i.e. "to protect unique ecologic and historic areas", and "to provide adequate opportunities for outdoor recreation". The foregoing park classes contribute to, but do not completely satisfy the objective, "to provide for adequate public access to the Niagara Escarpment". In order to completely fulfill this latter objective a park class - Escarpment Access - is provided.

Descriptions of the park classifications are:

Escarpment Nature Reserve - these are the least disturbed areas of the park system containing the most natural features of the Niagara Escarpment. These areas are generally, but not exclusively, based on identified provincially significant nature areas. Escarpment Nature Reserves are areas where the forces of nature are permitted to function freely and relatively unaffected by human intervention. Where necessary and desirable Escarpment Nature Reserves may be managed to ensure the perpetuation of the values for which the reserve was established (e.g. a particular stage of succession or plant community). Access to these areas will not be widely promoted and activities will be limited to those which can further scientific and visitor understanding such as nature study, interpretation and nature trails including the Bruce Trail. The minimum of facilities necessary to support these activities will be provided.

Escarpment Recreation Park - these are some of the best recreational environments of the Escarpment. They either occur naturally or are capable of being developed to provide a wide variety of outdoor recreation opportunities in attractive Escarpment surroundings. Visitors to these areas may participate in challenging and rewarding individual outdoor physical activities or in group recreational and interpretive programs while camping in the park or on a day's outing. In Escarpment Recreation Parks management and manipulation of the parks resources are permitted to provide the recreational environment and facilities required to support the activities being offered. Individual parks may provide either day-use only or both day-use and camping opportunities.

Escarpment Historical Park - these parks are intended to protect and perpetuate the distinctive historical resources representative of the Escarpment's cultural heritage. Escarpment Historical Parks protect and interpret historical resources at sites where the associated historical events actually happened. These sites contain evidences of human impact upon the landscape: buildings, artifacts, the clearings which remain from a long abandoned farm, battlefields, and the disturbed soil of an Indian encampment now below the ground.

Material evidence of man's past activity will be protected from removal or disturbance. This remaining evidence, in its original setting can convey the mood and tell the stories of Escarpment-related phenomena in a way that no museum or history book can.

Escarpment Natural Environment Park - these parks are characterized by the variety which they offer through the combination of outstanding natural features and/or historical resources in a high quality recreational landscape. These are special environments which combine in one place the natural, cultural and recreational values of the Niagara Escarpment.

Escarpment Natural Environment Parks are in the middle of the policy continuum which extends from the restricted access and restrictive management of Escarpment Nature Reserves through to the promoted and manipulated recreational environments of Escarpment Recreation Parks. Escarpment Natural Environment Parks provide opportunities for high quality, low to moderate intensity recreation based on interaction with the natural environment and interpretation of natural and cultural values. Activities may range from back-country hiking in the interior of these areas to car camping and day-use activities in more developed areas.

Escarpment Access - provides for areas at appropriate points along the Escarpment for public access to the Niagara Escarpment. These areas will be small in size and provide basic facilities to support day-use activities at view points, rest areas, picnic sites, scenic areas, trailheads, fishing areas, Escarpment-related beaches, and Escarpment landmarks of local significance.

Whereas the other park classes in the Parks System service primarily regional, provincial and out-of-province markets it is the intent that Escarpment Accesses will serve primarily local needs.

Escarpment Accesses do not have to be designated or identified on the maps in the Plan. Although new Escarpment Accesses will require the approval of the implementing body it is intended that they will be identified and established in consultation with the conservation authorities and Ministry of Natural Resources and on local initiative by municipalities and organizations such as service clubs or other persons capable of managing the areas in the public interest. No amendment to the Niagara Escarpment Plan will be required to establish an Escarpment Access.

Although desirable, master plans for Escarpment Accesses are not required.

It is not the intent of this Plan to permit Escarpment Accesses to be established contiguous to other parks in the Niagara Escarpment Parks System.

Financial assistance for land acquisition and development may be made available for approved Escarpment Accesses through the Niagara Escarpment Trust (see Part 4.6).

Road signs for approved Escarpment Accesses will simply state Escarpment Access and show by standard symbols, the activities and facilities available together with distance and directional messages.

Park Zoning Policy

Park zoning is essential to the orderly planning, development and effective management of a park. Zoning recognizes that every park includes a particular combination of significant resources, features and potential experiences. Zoning allocates a park's lands on the basis of their significance for protection and their potential for recreation within the context of the park's classification. It is recognized that existing master-planned parks may not conform exactly with this policy on park zoning; however, these parks will be encouraged to conform as their master plans are reviewed over a number of years. The park zones are:

1. *Nature Reserve Zones* – include significant Escarpment natural features which require management distinct from that in adjacent zones.
2. *Natural Zones* – include aesthetic landscapes in which a minimum of development is permitted to support low to moderate intensity recreational activities.
3. *Access Zones* – serve as staging areas (e.g. trailheads, parking lots) where minimal facilities support the use of Nature Reserve Zones and relatively undeveloped Natural and Historical Zones.
4. *Historical Zones* – include significant Escarpment cultural features which require management distinct from that in adjacent zones. Historical Zones may be publicly identified as Escarpment Historical Sites.
5. *Development Zones* – provide the main access to the park and facilities and services to support the recreational activities available (e.g. campgrounds, picnic areas, maintenance facilities).
6. *Resource Management Zones* – provide for intensive resource management (e.g. forest management, fisheries management, water management, wildlife management, multiple-use resource management).

All zones are available to be used in all park classes except in the case of Nature Reserves where Natural, Development and Resource Management Zones are not permitted.

Other zones may be applied in specific circumstances to resolve special planning or management problems which cannot be accommodated by the above zones.

Policy on Park Identity

There is a need for a visual identity and image for the Niagara Escarpment Parks System. Such an image and identity will be developed in consultation with the various public park authorities holding land in the System and incorporated into the Niagara Escarpment Parks System Manual.

Wherever possible all park communication media, including park signage and literature, within the Niagara Escarpment Parks System will make reference to the park's classification.

It is recognized that existing parks may already have an established local or regional identity (e.g. conservation areas). The intent of this policy is not to destroy that identity but rather to augment and broaden the image through a message communicating the relationship of all parks in the System to the Niagara Escarpment. For example, in the case of signs, this may mean the addition of a Niagara Escarpment Parks classification tag or logo on to existing sign boards. The following examples illustrate the policy:

Bruce's Caves
Escarpment Nature Reserve

Kelso Conservation Area
Escarpment Recreation Park

Queenston Heights (Brock's Monument)
Escarpment Historical Park

Devil's Glen Provincial Park
Escarpment Natural Environment Park

Epping Lookout
Escarpment Access

Financial assistance to the public park authorities for the implementation of an Escarpment Parks System identity will be available through the Niagara Escarpment Trust (see Part 4.6).

Park Planning Policy

A master plan should be prepared for each park in the Niagara Escarpment Parks System with the exception of the Escarpment Access classification where master planning is optional. Currently, The Provincial Parks Act provides for such plans for provincial parks and generally master plans are a pre-requisite to provincial grants to conservation authorities for conservation area development. Each master plan will establish detailed policy guidelines for long-term protection, development and management of the parks. More specific park planning policies are:

1. The land-use designations of the Niagara Escarpment Plan will be used as a guide in the master planning process instead of a final statement on permitted uses. Park Zoning developed through the master planning process takes precedence over land-use designations in the Niagara Escarpment Plan once a master plan is certified (see Part 4.7).
2. Parks without approved master plans are subject to the land-use policy designations of the Niagara Escarpment Plan.
3. Park Master Plans will zone the parks and provide appropriate management prescriptions for each zone in the park.
4. The Bruce Trail route through the parks shall be identified as the Bruce Trail Corridor in Park Master Plans and managed in cooperation with the Bruce Trail Association.
5. The proposed classification for each park in the Niagara Escarpment Park System is found in Appendix 1. A change in a park's classification as a result of master planning shall not require an amendment to the Niagara Escarpment Plan.

4.2

The Bruce Trail

The Bruce Trail is an essential component of the Niagara Escarpment Parks System linking parks and natural features.

Where the route of the Bruce Trail has been changed by the cessation of existing informal agreements, a new route shall be stabilized by negotiation of trail easements or other agreements

with landowners or, if preferred by landowners, by purchase of trail strips at suitable locations, such as on the borders of properties.

The determination of these new routes of the Trail will be the result of a consultative process involving landowners, municipal councils, the Bruce Trail Association and the Government of Ontario. The aim will be to work out, through cooperative effort, the best possible trail location for all concerned which could then be secured from willing landowners by easement or purchase.

4.3

Ontario Hydro Lands

Ontario Hydro owns two properties in the Niagara Escarpment Plan Area which complement the Niagara Escarpment Parks System. Since these lands were acquired for a primary purpose other than parks development they are designated Other Public Land.

1. De Cew Falls

Ontario Hydro owns about 142 hectares (351 acres) in the Plan Area in the De Cew Falls/Lake Moodie area. The primary use for these lands is the generation of electricity. Recreational uses such as nature viewing, hiking and cross-country skiing are appropriate secondary uses. Water-based activities, such as swimming, boating and water skiing are not permitted in the area due to dangerous conditions created by fluctuating water levels, pollution and low clearance bridges.

2. Delphi Point

Delphi Point is a 376 hectare (930 acre) reserved site owned by Ontario Hydro, for a proposed pump storage generating station. Although the primary use for Delphi Point site is the proposed generation of electricity, recreational uses such as hiking, nature viewing and cross-country skiing are considered as appropriate secondary uses. Ontario Hydro's Delphi Point lands are one of the last remaining substantial undeveloped tracts of land located on the Blue Mountain in the Craighleith-Camperdown area. Strategically located between Craighleith Provincial Park at the base of the Escarpment and a Ministry of Natural Resources holding above, the lands are considered suitable for park acquisition. The Niagara Escarpment Trust (see Part 4.6) will negotiate with Ontario Hydro for the first right of refusal in the event Ontario Hydro finds the lands surplus to their requirements.

4.4

Parkway Belt West Plan

The public open space component of the Escarpment Link of the Parkway Belt West Plan is a proposed part of the Niagara Escarpment Parks System.

Located within this area are ten Escarpment parks, including lands associated with them that are considered suitable for acquisition.

The Parkway Belt West Plan is currently undergoing its five-year review. It is the Commission's recommendation that this Escarpment Link Area of the Parkway Belt West Plan become part of the Niagara Escarpment Plan by amendment as a result of the five-year review. The proposed parks and their classifications in the area recommended for inclusion in the Niagara Escarpment Plan are:

1. *Appleby Creek*
Escarpment Access
Public Ownership: 76 hectares (190 acres)
Proposed Acquisition: none proposed
2. *Nelson Forest*
Escarpment Nature Reserve
Public Ownership: no current public ownership
Proposed Acquisition: 50 hectares (125 acres)
3. *Cedar Springs Trail*
Escarpment Access
Public Ownership: 3.2 hectares (8 acres)
Proposed Acquisition: 14 hectares (35 acres)
4. *Nelson Cliffs (Nelson Quarry)*
Escarpment Natural Environment Park
Public Ownership: 35 hectares (87 acres)
Proposed Acquisition: 36 hectares (90 acres)
5. *Waterdown Woods*
Escarpment Natural Environment Park
Public Ownership: 122 hectares (304 acres)
Proposed Acquisition: 12 hectares (30 acres)
6. *Grindstone Creek*
Escarpment Nature Reserve
Public Ownership: 58 hectares (144 acres)
Proposed Acquisition: 24 hectares (60 acres)
7. *Clappison Woods*
Escarpment Natural Environment Park
Public Ownership:
(Includes Ontario Heritage
Foundation Property): 78 hectares (195 acres)
Proposed Acquisition: 64 hectares (160 acres)
8. *Patterson Ridge*
Escarpment Access
Public Ownership: 16 hectares (40 acres)
Proposed Acquisition: 14 hectares (35 acres)
9. *Borer's Falls*
Escarpment Nature Reserve
Public Ownership: 84 hectares (209 acres)
Proposed Acquisition: 20 hectares (50 acres)
10. *The Royal Botanical Gardens*
Escarpment Nature Reserve
R.B.G. Ownership: 600 hectares (1500 acres)
Proposed Acquisition: none proposed

4.5

Niagara Escarpment National Park

The Plan endorses the proposal to establish a national park in the Bruce Peninsula. To give the Niagara Escarpment the national and international prominence which it deserves it is recommended that the park be named Niagara Escarpment National Park. Establishment of the national park requires the transfer of ownership of all public lands held by the Government of Ontario in the proposed area of the national park to the Government of Canada.

Niagara Escarpment National Park should encompass the following areas:

- Tobermory Islands
- Fathom Five
- Cyprus Lake
- Cabot Head

Associated with these lands are the adjacent areas identified for acquisition in and around the Cabot Head and Dunk's Bay area totalling approximately 5,210 hectares (13,025 acres) in the Plan Area.

Consultation with Parks Canada will ensure that the appropriate policies from the Escarpment Parks System are incorporated into the Niagara Escarpment National Park Master Plan after it is established.

4.6

Role of the Niagara Escarpment Trust

The Niagara Escarpment Trust is responsible for administering the land acquisition component of the Niagara Escarpment Plan (see Part 5. Implementation).

To this end, the Trust may accept donations and will manage the \$25 million Niagara Escarpment Fund.

The Fund is to be used to provide grants for land acquisition or to acquire lands on behalf of the various public park managers in the Niagara Escarpment Parks System. The Trust will not be a manager of property within the Parks System except for brief periods of time following advance purchase of critical pieces of land where ultimate transfer to another public agency had been pre-arranged.

Financial assistance from the Fund may also be made available for the acquisition and development of approved Escarpment Accesses.

The Niagara Escarpment Trust will also assist the Bruce Trail Association in becoming self-sufficient to ensure the effective administration and management of the Bruce Trail.

Financial assistance for the implementation of a Niagara Escarpment Parks System identity will be available through the Trust to the various park managers. This includes signage, literature, and Escarpment-related interpretive programs within the designated nodal parks.

4.7

Role of the Niagara Escarpment Commission

The Niagara Escarpment Commission is the agency responsible for the review and certification of new Park Master Plans and existing master plans as they come up for review following approval of the Niagara Escarpment Plan.

Once a master plan is certified (see Part 5. Implementation) as conforming to the Niagara Escarpment Plan it may be released from the land-use control policies of the Plan upon recommendation of the Commission.

4.8

Future Acquisition

All lands which are considered to be suitable additions to the Niagara Escarpment Parks System have been identified on the Plan Maps and listed in this section by county and region.

The acquisition program has a long-term objective and is funded from the \$25 million public endowment known as the Niagara Escarpment Fund. The Fund is administered by the Niagara Escarpment Trust.

All acquisitions are intended to occur only when landowners express a willingness to sell or to donate their property to a public authority.

The exact boundaries of the lands which are identified as suitable for acquisition will be determined at the time an owner decides to sell or donate property to a public authority.

The Bruce Trail does not appear on the acquisition list. The Trail is assigned a special status, recognizing that it is an essential component of the Parks System and that opportunities for acquisition may occur at random. When the opportunity occurs to acquire a section of the Bruce Trail, the acquisition of that section assumes top priority for the allocation of funds. The estimated total acreage of land left to be acquired for the Bruce Trail based on approximately 1.5 hectares per kilometre of trail (6.0 acres per mile), either as trail easements or outright purchases, is approximately 720 hectares (1,800 acres).

Only existing Escarpment Accesses are shown on the Plan Maps. It is the intent of the Plan to provide for new Escarpment Accesses without amendment (Part 4.1). Excluding acquisition that may be required for the Bruce Trail and new Escarpment Accesses, the list of lands suitable for future acquisition may be found on the following page.

There may be instances where lands that have been acquired could be declared surplus. Such property might be sold or exchanged for lands having a higher suitability for acquisition.

Other lands which in the future may be considered suitable for acquisition but are not included in the above list may be added to the list only by amendment to the Niagara Escarpment Plan or following the five-year review required under the Act.

4.9

Proposed and Existing Escarpment Parks

Appendix 1 is a list of the 115 proposed and existing Escarpment parks. A brief description of each park can be found in Appendix 1.

They have been classified as either *Escarpment Nature Reserve*, *Escarpment Recreation Park*, *Escarpment Historical Park*, *Escarpment Natural Environment Park* or *Escarpment Access*. The park classifications are defined in Part 4.1.

The majority of these parks are owned by the Ministry of Natural Resources or local conservation authorities. Those lands which have been selected as being suitable for acquisition (Part 4.8) are also listed and classified. When purchased, management and development will be able to proceed consistent with the classification.

The nodal parks discussed in Part 4.1 have been identified and marked with an * in Appendix 1.

LOCATION	PARK	APPROXIMATE AREA SUITABLE FOR ACQUISITION	
		Ha.	Ac.
Bruce County	Tobermory Islands	49	122
	Fathom Five	14	36
	Little Cove	747	1868
	Cyprus Lake	208	520
	Cabot Head	3654	9134
	Cape Dundas	123	308
	Hope Bay	43	108
	Malcolm Bluff	302	755
Grey County	Skinner Bluff	260	650
	Slough of Despond	20	50
	Gowan Lake	240	600
	Kemble Mount	90	225
	The Glen	50	125
	West Rocks	44	110
	Inglis Falls	20	50
	Bognor Marsh	220	550
	Beaver Valley Lowlands	136	340
	Old Baldy	216	540
	Hogg's Falls	372	930
	Kolapore Uplands	570	1425
	Craigleith	53	132
	Pretty River	200	500
Simcoe County	Lavender Falls	194	485
Dufferin County	Boyne Valley	68	170
	Mono Cliffs	10	25
	Scott's Falls	173	432
Peel Region	Humber Forest	112	280
	Glen Halfy	42	105
	Credit Forks	38	95
	Sligo Hill	20	50
	Terra Cotta	98	245
Halton Region	Terra Cotta/Silver Creek	216	540
	Hilton Falls	176	440
	Kelso	156	390
	Crawford Lake/Rattlesnake Point	196	490
	Bronte Creek Valley	68	170
	Mount Nemo	152	380
	Lake Medad	172	430
Hamilton-Wentworth Region	Progreston Dam	6	15
	Spencer Gorge	24	60
	Dundas Valley	280	700
	Tiffany Falls	20	50
	Ancaster Lookout	130	325
Niagara Region	Wolverton	3	7
	Cave Springs	90	225
	Ball's Falls	30	75
	Short Hills	76	190
	Woodend	6	16
TOTAL		10,187	25,468

A high-contrast, black and white photograph of a forest scene. Several birch tree trunks are visible, their light-colored bark contrasting sharply with the dark shadows. The ground is covered in a dense layer of fallen leaves, which appear as bright, irregular shapes against the dark background. The overall effect is graphic and textured.

5

Implementation

5.1

The Implementing Body

The implementing body for the Niagara Escarpment Plan is composed of two agencies:

- The Niagara Escarpment Commission responsible for regulatory functions; and
- The Niagara Escarpment Trust responsible for non-regulatory functions.

The Niagara Escarpment Commission

The Commission is composed of a Chairman and 8 members representing the broad public interest, and not currently members of councils, and 8 elected council representatives from the 4 counties and 4 regions which are affected by the Niagara Escarpment Plan.

The Commission's main plan implementation functions are:

- i) *Plan Administration* (e.g. certifying conformity of official plans, Niagara Escarpment Plan amendments, and reviews);
- ii) *Land-Use Control* (e.g. issuing Niagara Escarpment Permits, monitoring municipalities which have been delegated authority to grant Niagara Escarpment Permits);
- iii) *Act/Plan Maintenance* (e.g. ensuring the continuing relevancy of the Plan, the Act and Regulations based on the most current information);
- iv) *Commenting/Advisory* (e.g. participation in the planning activities of others to ensure that the interests of the Niagara Escarpment Plan are considered).

The Niagara Escarpment Trust

The Niagara Escarpment Trust has been created by The Niagara Escarpment Trust Act to advance the purpose and objectives of The Niagara Escarpment Planning and Development Act and the provisions of the Niagara Escarpment Plan; and to encourage a public spirit of stewardship toward the Niagara Escarpment.

The business of the Niagara Escarpment Trust is conducted by a board of directors appointed by the Lieutenant Governor in Council. The board of directors is composed of not less than 5 persons, one of whom is the Chairman of the Niagara Escarpment Commission.

The activities of the Trust are financed from the Niagara Escarpment Fund which has been initiated with a \$25 million grant from the province and will be augmented by the Trust through its own activities.

The Trust's main plan implementation functions are:

- i) *Land Acquisition* (e.g. acquiring provincial lands within the Niagara Escarpment Parks System);
- ii) *Funding* (e.g. providing grants to conservation authorities to acquire lands within the Niagara Escarpment Parks System);
- iii) *Information* (e.g. public information, publicity and public relations to promote the Escarpment, the Plan and the implementing body).

In addition, the Trust has been given wide-ranging financial authority to raise funds to augment and perpetuate the Niagara Escarpment Fund.

5.2

Regulatory Functions

Land Use Control

- a) The principal method of regulating development in the area covered by the Niagara Escarpment Plan is the Niagara Escarpment Permit System, authorized by The Niagara Escarpment Planning and Development Act. However, in areas designated Urban Area, Minor Urban Centre and Escarpment Recreation Area, a municipality may use either the Niagara Escarpment Permit System, or zoning and site plan control as provided for in The Planning Act.
- b) The delegation to a municipality of the authority to issue Niagara Escarpment Permits will occur in stages. No delegation, nor implementation by zoning, will occur within one year following approval of the Niagara Escarpment Plan. At the end of that one-year period, delegation may occur only in the Escarpment Recreation Area, Urban Area and Minor Urban Centre designations of the Plan. The possibility of further delegation, in the remaining designations, will be considered during the first five-year review of the Niagara Escarpment Plan.
- c) The Minister of Municipal Affairs and Housing may, upon request, delegate the authority to issue Niagara Escarpment Permits to a county, regional municipality or city outside a regional municipality. As an exception, due to the particular circumstances of the Townships of Mono, Mulmur, Melancthon, and Nottawasaga, that authority may also be delegated on request to a joint committee of councils.
- d) Delegation may occur where a request is made by the municipality, where the local plan does not conflict with the Niagara Escarpment Plan and where the Minister of Municipal Affairs and Housing is satisfied that the municipality is capable of accepting the delegated authority.
- e) Where delegation does take place, the Niagara Escarpment Commission shall monitor all municipal Niagara Escarpment Permit decisions, and shall appeal where necessary, to ensure the conformity of such decisions with the Niagara Escarpment Plan.
- f) If a municipality's or committee of council's administration of the delegated authority to issue Niagara Escarpment Permits is considered to be inadequate or in conflict with the Niagara Escarpment Plan or the Act, the Minister may withdraw the delegation.

Lot Creation

- a) Within the Niagara Escarpment Plan Area, the authority to create lots under The Planning Act (e.g. by consent and registered plan of subdivision) shall remain with those bodies so authorized by The Planning Act.
- b) The Niagara Escarpment Commission shall comment on all lot creation applications, monitor all lot creation decisions, and appeal where necessary, to ensure conformity with the Niagara Escarpment Plan.
- c) Except in those areas in which a zoning by-law implements this Plan, the approval of a new building lot to be created by consent shall be conditional upon the issuance of a Niagara Escarpment Permit.

- a) The Niagara Escarpment Planning and Development Act requires that local official plans and zoning by-laws must not conflict with the Niagara Escarpment Plan. The issuance of a Certificate of Conformity by the Provincial Secretary for Resources Development prior to the approval of the official plan or zoning by-law signifies that this requirement has been met.
- b) Where required, conformity will be achieved by the amendment of official plans and zoning by-laws to remove any conflicting policies and standards. The Certificate of Conformity for an official plan or zoning by-law granted by the Provincial Secretary for Resources Development takes the place of approval of such documents by the Minister of Municipal Affairs and Housing under The Planning Act.
It is not intended that the Niagara Escarpment Plan be substituted as part of a local official plan.
- c) In bringing its official plan and zoning by-law into conformity with the Niagara Escarpment Plan, a municipality may wish to provide for more restrictive policies and standards that may be preferred in the local area. In such a case, those more restrictive policies and standards will be processed for approval under The Planning Act. Such approval will not be granted, however, until the Provincial Secretary issues a Certificate of Conformity.
- d) Up to two years after receiving a notification of conflict from the Provincial Secretary for Resources Development, a municipality may obtain financial help from the Niagara Escarpment Commission to achieve certification of its official plan and/or zoning by-laws.
- e) Once a municipality has had its official plan and by-law certified by the Provincial Secretary for Resources Development the normal amendment provisions of The Planning Act shall apply. However, the Provincial Secretary for Resources Development must issue a Certificate of Conformity for any subsequent official plan or zoning by-law amendment *before* the Minister of Municipal Affairs and Housing or the Ontario Municipal Board makes decisions on such amendments.
- f) The Niagara Escarpment Commission's responsibilities in the certification process are to advise the Provincial Secretary for Resources Development of conflicts between official plans and by-laws and the Niagara Escarpment Plan; to suggest measures to resolve conflicts; and, where necessary, to represent the Provincial Secretary for Resources Development at Ontario Municipal Board hearings.

Conformity of Provincial Undertakings

- a) In accordance with the Act, undertakings such as public works, preparation of Park Master Plans, and assistance programs carried out by provincial ministries and agencies including conservation authorities, shall not be in conflict with the Niagara Escarpment Plan.
- b) The conformity of a provincial undertaking will be achieved through a process whereby the Provincial Secretary for Resources Development issues a Certificate of Conformity. The Provincial Secretary may also exempt certain undertakings from the requirement of having to be certified.

c) The Niagara Escarpment Commission's role in the certification process is to provide advice to the Provincial Secretary for Resources Development regarding the conformity of undertakings with the Niagara Escarpment Plan, and to suggest conditions of certification and exemption.

5.3

Non-Regulatory Functions

The Niagara Escarpment Trust

- a) The Niagara Escarpment Trust has been given wide-ranging authority to receive, acquire, hold, improve and dispose of property; to enter into agreements; and to provide financial assistance in the establishment of the Niagara Escarpment Parks System.
- b) The Niagara Escarpment Trust will be responsible for developing a public spirit of stewardship toward the Niagara Escarpment through, for example, events, awards, grants and interpretive programs. The Trust can enable other public and private organizations to carry out programs to implement this Plan by providing financial support.
- c) The Niagara Escarpment Trust will be responsible for negotiating agreements with or purchasing land from landowners who have been denied Niagara Escarpment Permits on existing vacant lots of record where development would otherwise have been permitted.

5.4

Plan Administration

Amendments to the Niagara Escarpment Plan

- a) The Niagara Escarpment Commission will be responsible for processing all proposed amendments to the Plan.
- b) An amendment may be initiated by the Provincial Secretary for Resources Development, the Niagara Escarpment Commission, a ministry or an individual.
- c) Amendments to the Niagara Escarpment Plan shall not be subject to the provisions of The Consolidated Hearings Act.

Review of the Niagara Escarpment Plan

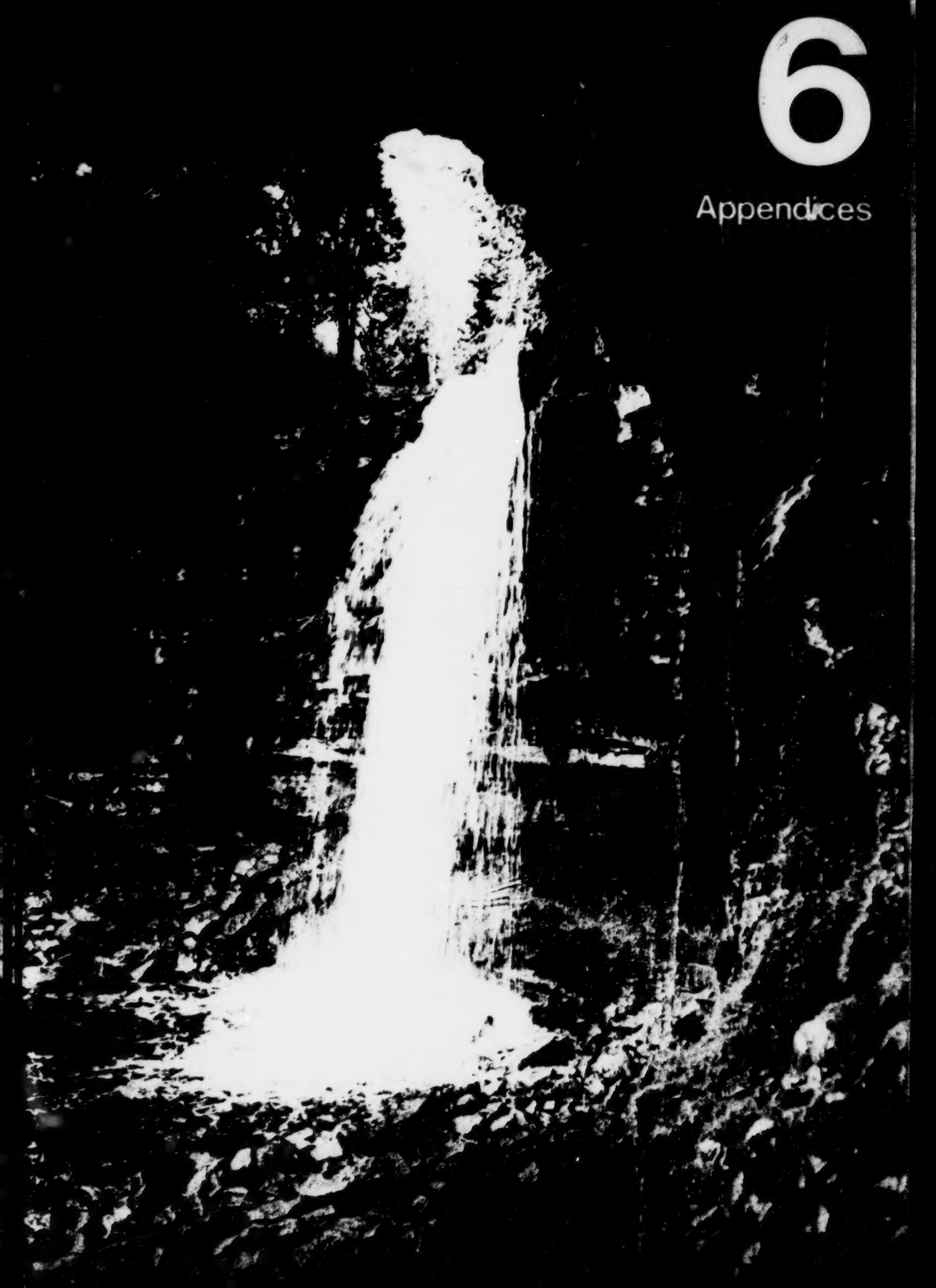
- a) The Niagara Escarpment Commission will monitor the quality of the Escarpment environment and the success of the public and private sectors in implementing this Plan.
- b) Based on the monitoring program, the Plan will be reviewed no later than every five years from approval or as required, to update land-use designations, policies, the area of coverage and the methods of implementation, in order to reflect changing environmental, economic and social conditions.

Interpretation of the Niagara Escarpment Plan

The Niagara Escarpment Commission is responsible for the interpretation of the Plan. It will prepare and issue an Interpretation Guidelines Manual, and will also issue letters of interpretation.

6

Appendices



APPENDIX 1

PROPOSED AND EXISTING ESCARPMENT PARKS SYSTEM

The following is a brief description of the 115 proposed and existing Escarpment Parks in the Niagara Escarpment Parks System. Parks marked with an asterisk are designated nodal parks in the system.

1

The Tobermory Islands

Escarpment Nature Reserve

Cove Island and other smaller islands at the tip of the Bruce Peninsula are composed of prominent cliffs and natural areas of provincial significance. Bears Rump Island, Cove Island, Flowerpot Island and Russel Island are included in the 1,325 hectares (3,310 acres) held by Parks Canada.

2

Fathom Five

Escarpment Natural Environment Park

The land base for Fathom Five Provincial Park consists of a steep Escarpment and cave formations. The area is currently used for nature interpretation, diving, swimming and hiking. About 132 hectares (330 acres) are currently owned by the Ministry of Natural Resources.

3

Little Cove

(Dunks Bay Shorelands, Driftwood Cove)

Escarpment Natural Environment Park

Steep Escarpment cliffs, geologic karst features and provincially significant natural areas make up this 16-hectare (39-acre) parcel of Ministry of Natural Resources land.

*4

Cyprus Lake

Escarpment Natural Environment Park

Cyprus Lake Provincial Park, south of Tobermory, is used for camping, hiking, swimming, picnicking, canoeing and snowmobiling and contains natural, geological and archaeological sites. About 760 hectares (1,900 acres) are publicly owned.

5

Cabot Head

Escarpment Natural Environment Park

There are many nature, wildlife, geologic and historic sites within this 6,295-hectare (15,737-acre) tract. The southern Cabot Head area includes Wingfield Basin, a natural harbour. Cabot Head is presently used for fishing, hunting, canoeing, hiking and nature appreciation. A substantial portion of the Cabot Head will be placed in a Nature Reserve Zone by the Master Plan.

6

Dyers Bay

Escarpment Access

This partially-forested 40-hectare (100-acre) property is located near the village of Dyers Bay. It is owned by the Ministry of Natural Resources.

7

Dyers Bay/Britain Lake

Escarpment Access

This 34-hectare (85-acre) Ministry of Natural Resources property contains a mixture of forest and swampland. It is located to the northeast of Britain Lake.

8

Cape Chin

Escarpment Access

This group of Ministry of Natural Resources owned parcels of land includes shingle beach shoreline and relatively undisturbed forest lands used for hiking. Together they total about 44 hectares (110 acres).

9

Smoky Head

Escarpment Nature Reserve

Smoky Head, owned by the Ministry of Natural Resources, contains over 515 hectares (1,285 acres) of forested land and geologic and nature sites. Hiking and nature appreciation occur here.

10

Lion's Head

Escarpment Natural Environment Park

This 495-hectare (1,235-acre) site is owned by the Ministry of Natural Resources and is used for hiking. The Lion's Head Peninsula contains a geologic site.

11

Cape Dundas

Escarpment Natural Environment Park

This site contains Escarpment cliffs and upland forest. The lands are suitable for hiking, nature appreciation and as a scenic lookout. It is part of a 163-hectare (308-acre) proposed acquisition area.

12

Hope Bay

Escarpment Nature Reserve

Nature and geologic sites are contained in this 502-hectare (1,254-acre) Ministry of Natural Resources property. A sea cave and potholes are among its significant geologic features. The area is used for hiking, nature interpretation and viewing.

13

Malcolm Bluff

Escarpment Natural Environment Park

This undisturbed forested property contains Escarpment cliffs, undeveloped beach shoreline and a natural area of provincial significance (earth science). The lands are suitable for hiking, nature appreciation and viewing. It is part of a 302-hectare (755-acre) proposed acquisition area.

14

Colpoy Bluffs

Escarpment Access

The Ministry of Natural Resources owns four parcels of forested land totalling 210 hectares (525 acres) along the north shore of Colpoy's Bay. These lands are used for hiking and contain several scenic viewpoints.

*Spirit Rock**Escarpment Natural Environment Park*

This is a heavily-wooded area on the Escarpment owned by the Sauble Valley Conservation Authority overlooking Colpoys Bay. This 90-hectare (220-acre) property is used for hiking and cross-country skiing.

16

*Bruce's Caves**Escarpment Nature Reserve*

Prominent cliffs and wave-cut caves are the main geologic features within this natural area. The Sauble Valley Conservation Authority owns this 17-hectare (42-acre) property which is used for hiking, cross-country skiing and picnicking.

17

*Colpoy Lookout**Escarpment Access*

The Sauble Valley Conservation Authority owns this small 9-hectare (23-acre) shoreline park overlooking Colpoys Bay. This property is used for picnicking, swimming, boating and fishing.

*18

*Skinner Bluff**Escarpment Natural Environment Park*

The Sauble Valley Conservation Authority owns two tracts totalling 310 hectares (780 acres) within this Escarpment nature site. These properties are used for hunting, hiking and cross-country skiing.

19

*Slough of Despond**Escarpment Nature Reserve*

The Sauble Valley Conservation Authority owns this 180-hectare (450-acre) property which contains geologic and nature sites. The area is used for hiking, nature interpretation and cross-country skiing. The Slough of Despond, described by biologists as a glacial lagoon, reflects an environment that existed at the site thousands of years ago.

20

*Kemble Mount**Escarpment Nature Reserve*

Kemble Mount is a nature area of 134 hectares (335 acres) owned by the Sauble Valley Conservation Authority which contains viewpoints and trails.

21

*Gowan Lake**Escarpment Nature Reserve*

A nature site and wildlife habitat are characteristics of this undeveloped 80-hectare (200-acre) Sauble Valley Conservation Authority property. The property is currently managed by the Ministry of Natural Resources as an agreement forest.

22

*Lindenwood**Escarpment Natural Environment Park*

The Sauble Valley Conservation Authority owns this 240-hectare (600-acre) wooded area along the Escarpment. It is used for hiking, cross-country skiing and nature appreciation.

*Indian Creek**Escarpment Natural Environment Park*

Indian Creek flows through this 22-hectare (55-acre) property owned by the Sauble Valley Conservation Authority. The parcel is a mixture of swamp, forest and cleared land.

24

*The Glen**Escarpment Natural Environment Park*

These Escarpment lands include the Mud Creek headwaters as well as wetlands above the Escarpment, and a geologic site. This 700-hectare (1,740-acre) property is used for hiking, cross-country skiing, snowmobiling and wildlife management.

25

*Keppel Forest**Escarpment Natural Environment Park*

This 225-hectare (563-acre) property is owned by the Sauble Valley Conservation Authority and is devoted to forest and wildlife management.

26

*Indian Falls**Escarpment Natural Environment Park*

Indian Falls consists of 21 hectares (54 acres) of land including Indian Creek and Indian Falls. This 12-metre (40-foot) waterfall was formed by the erosion of soft Queenston shale beneath hard Manitoulin dolomite. This property is owned by the Sauble Valley Conservation Authority and is used for picnicking, hiking and nature interpretation.

27

*Brookholm**Escarpment Access*

This 10-hectare (25-acre) parcel is managed by the North Grey Region Conservation Authority. It includes the Escarpment face and a scenic lookout. It is used for hiking and cross-country skiing.

28

*Jones Falls (Pottawatomi)**Escarpment Natural Environment Park*

The North Grey Region Conservation Authority owns this 120-hectare (300-acre) property which includes the Escarpment face, Pottawatomi River and Jones Falls. It is used for picnicking, fishing, hiking and cross-country skiing.

29

*West Rocks**Escarpment Natural Environment Park*

The North Grey Region Conservation Authority owns this 58-hectare (146-acre) heavily-wooded Escarpment area within the City of Owen Sound. This property features viewpoints and trails with hiking and cross-country skiing being the main uses.

Escarpment Natural Environment Park

The Sydenham River flows over the Escarpment creating Inglis Falls. Several geologic sites exist in this 215-hectare (530-acre) property owned by the North Grey Region Conservation Authority. Swimming, fishing, picnicking, hiking and cross-country skiing are the main uses.

31

*East Rocks**Escarpment Access*

East Rocks is a small 1.2-hectare (3-acre) picnic and lookout area. The North Grey Region Conservation Authority owns the property which includes a lookout tower built as a Centennial project sponsored by Owen Sound high schools.

32

*Sydenham Forest West**Escarpment Natural Environment Park*

The property is 31 hectares (78 acres) in size and is owned by the North Grey Region Conservation Authority. The property is currently managed by the Ministry of Natural Resources as an agreement forest.

33

*Sydenham Forest East**Escarpment Natural Environment Park*

Sydenham Forest East is 36 hectares (90 acres) of forested North Grey Region Conservation Authority land. The property is currently managed by the Ministry of Natural Resources as an agreement forest.

34

*Bayview Escarpment Forest**Escarpment Nature Reserve*

The Ministry of Natural Resources owns these properties in Sydenham and St. Vincent Townships. The Escarpment and a nature area lie within these 430 hectares (1,075 acres) of forests. Several viewpoints exist on these lands which are used presently for hunting and hiking.

35

*Bognor Marsh**Escarpment Natural Environment Park*

Bognor Marsh is a source area for the Bighead River. Fishing, hunting, hiking, cross-country skiing and wildlife management are the main activities in the 525-hectare (1,300-acre) park owned by the North Grey Region Conservation Authority.

36

*Spey River Forest East**Escarpment Nature Reserve*

A natural area of provincial significance is the main feature of this 110-hectare (275-acre) property. This forested property owned by the North Grey Region Conservation Authority is a significant headwater area for the Bighead River. This property is currently being managed by the Ministry of Natural Resources as an agreement forest.

Escarpment Natural Environment Park

Walters Creek flows over the Escarpment at Walters Falls. Fishing, hiking and cross-country skiing occur in this 69-hectare (170-acre) property owned by the North Grey Region Conservation Authority.

38

*Rocklyn Creek**Escarpment Natural Environment Park*

The North Grey Region Conservation Authority owns this 200-hectare (500-acre) area that includes Rocklyn Creek and the Escarpment. The property, which contains a geologic site and waterfall, is primarily used for hiking.

39

*Griersonville (Blantyre)**Escarpment Natural Environment Park*

This area which is used for hiking is 170 hectares (425 acres) and is owned by the North Grey Region Conservation Authority.

40

*Fairmount**Escarpment Access*

The Ministry of Natural Resources owns this 25-hectare (65-acre) property which is used for hiking.

41

*Epping Lookout**Escarpment Access*

This is a small roadside picnic area, owned by the North Grey Region Conservation Authority, 5 hectares (12 acres) in size which contains a viewpoint overlooking the Beaver Valley.

42

*Robson Lakes Natural Area**Escarpment Nature Reserve*

There are 40 hectares (100 acres) of the Robson Lakes Natural Area within the area of the Plan. It is owned by the North Grey Region Conservation Authority and contains a natural area of provincial significance. Currently, the property is being managed by the Ministry of Natural Resources as an agreement forest.

43

*Beaverdale Forest Area**Escarpment Natural Environment Park*

This 60-hectare (150-acre) property on the west side of the Beaver Valley is owned by the North Grey Region Conservation Authority.

44

*Wodehouse Creek Conservation Area**Escarpment Natural Environment Park*

This 100-hectare (250-acre) North Grey Region Conservation Authority property is used for hiking, nature interpretation and wildlife management.

45
Beaver Valley Lowlands

Escarpment Natural Environment Park

The Ministry of Natural Resources owns a total of 535 hectares (1,335 acres) and the North Grey Region Conservation Authority 220 hectares (545 acres) of land divided into several parcels along the Beaver River. It is a canoe route, fishing, hunting and wildlife management area.

46

Kimberley Rocks (Old Baldy)

Escarpment Nature Reserve

North Grey Region Conservation Authority owns about 40 hectares (100 acres) of Old Baldy at the present time. It is a nature site containing upland forest and several types of ferns. This park also provides scenic lookouts, hiking and picnicking.

47

Wodehouse Karst

Escarpment Nature Reserve

The Ministry of Natural Resources owns 340 hectares (850 acres) and the North Grey Region Conservation Authority owns 30 hectares (75 acres) in this area which includes several karst sinkholes and a disappearing creek.

48

Hogg's Falls

Escarpment Nature Reserve

The Ministry of Natural Resources owns 80 hectares (200 acres) along the upper Beaver River. The adjacent land is part of a proposed acquisition area. This has nature areas and geologic sites including Hogg's Falls. The area is presently used for hiking and fishing.

49

Eugenia Falls

Escarpment Natural Environment Park

Eugenia Falls, a nature site, consists of 23 hectares (57 acres) owned by the North Grey Region Conservation Authority. Uses include cross-country skiing, hiking, picnicking and viewing the spectacular 30-metre (100-foot) Eugenia Falls.

50

Kolapore Uplands (Includes Artemesia Forest Area, Osprey Forest, Gibraltar Forest Area)

Escarpment Natural Environment Park

These extensive holdings are owned by the Ministry of Natural Resources, the North Grey Region Conservation Authority and County of Grey. The Ministry owns 1,765 hectares (4,415 acres), the North Grey Region Conservation Authority 840 hectares (2,100 acres) and the County of Grey 80 hectares (200 acres). The Kolapore area includes natural sites and geological features. This area is used for snowmobiling, cross-country skiing, hiking, hunting and fishing.

51

Loree

Escarpment Access

This 26-hectare (65-acre) site is located above the Escarpment in the Blue Mountain Area. Its use includes hiking, viewing and nature appreciation.

52
Craigleith

Escarpment Recreation Park

Craigleith Provincial Park is owned by the Ministry of Natural Resources. It consists of two properties, separated by Highway #26, totalling 47 hectares (118.5 acres). The park is used for camping and water-based recreation.

53

Petun

Escarpment Access

Nottawasaga Valley Conservation Authority owns this 40-hectare (10-acre) parcel of land which includes a significant geologic site. The property, used mainly for hiking and snowshoeing, includes a scenic lookout.

*54

Pretty River

Escarpment Natural Environment Park

This property contains approximately 1,100 hectares (2,750 acres). There are several nature and geologic areas on the property including the Escarpment, Gibraltar moraine, the Pretty River and its headwaters.

55

Rob Roy Forest and Lookout

Escarpment Access

Ownership of this area is divided between the North Grey Region Conservation Authority – 40 hectares (100 acres) and the Ministry of Natural Resources – 34 hectares (85 acres).

56

Nottawasaga Lookout

Escarpment Access

A nature area and scenic lookout are located in this 215-hectare (540-acre) Ministry of Natural Resources property.

57

Devil's Glen

Escarpment Natural Environment Park

Devil's Glen Provincial Park features the Escarpment and the Mad River. This 53-hectare (135-acre) Ministry of Natural Resources property contains a nature site, vertical cliffs, a series of waterfalls, and is used for camping and recreational day-use. The Bruce Trail is located on the property.

58

Nottawasaga Bluffs

Escarpment Access

This 37-hectare (92-acre) property owned by the Nottawasaga Valley Conservation Authority contains both nature and geologic sites. Hiking and snowshoeing are the main activities.

59

Lavender Falls

Escarpment Nature Reserve

The area currently owned by the Ministry of Natural Resources is 240 hectares (595 acres). The property includes a waterfall on the Noisy River and a nature area. The area is very important for fishing. The Bruce Trail is located on the property.

*Pine River Fishing Area**Escarpment Access*

The Ministry of Natural Resources owns 76 hectares (190 acres) in the Pine River Valley which are used for fishing and picnicking.

61

*Boyne Valley**Escarpment Recreation Park*

The Boyne Valley area includes the Boyne River and associated valley with buried portions of the Escarpment. Two major geologic sites are contained in this 1,015-hectare (2,535-acre) park. The Manitoulin Formation is visible along the Boyne River and Orangeville and Singhampton Moraines traverse the area separated by the Violet Hill Spillway, a major glacial meltwater channel. The eastern lowlands contain a natural area of provincial significance.

*62

*Mono Cliffs**Escarpment Natural Environment Park*

Mono Cliffs land ownership is shared by the Ministry of Natural Resources which owns 620 hectares (1,555 acres), and the Nottawasaga Valley Conservation Authority, which owns 98 hectares (245 acres). The Mono Rocks Outliers are a geologic feature with vertical dolomite cliffs and their related swamp forests and wetland vegetation making this property a nature area also.

63

*Scott's Falls**Escarpment Nature Reserve*

These Ministry of Natural Resources properties contain 485 hectares (1,205 acres). The adjacent lands are a proposed acquisition area. The area is currently used for hiking and is a nature area which includes three waterfalls.

64

*Humber Valley**Escarpment Access*

The Metropolitan Toronto and Region Conservation Authority owns 35 hectares (86 acres) along the Humber River. It is used for picnicking, cross-country skiing and hiking.

65

*Mono Mills Lowlands**Escarpment Access*

The Metropolitan Toronto and Region Conservation Authority owns this 1.5-hectare (3.79-acre) property in the Humber River Valley. The lands were acquired for headwater protection and nature appreciation.

66

*Humber Forest**Escarpment Natural Environment Park*

This 245-hectare (615-acre) reforestation and management area in the upper reaches of the Humber River watershed is owned by the Metropolitan Toronto and Region Conservation Authority. The Sleswick swamps — an area of mixed swamp forest and low-lying deciduous trees — make up a nature area.

*Glen Haffy**Escarpment Natural Environment Park*

The Metropolitan Toronto and Region Conservation Authority owns this multi-use, 390-hectare (970-acre) property. Located along the Humber River, this area is used for fishing, hiking, picnicking, camping and cross-country skiing.

68

*Sligo Hill**Escarpment Natural Environment Park*

This 2.17-hectare (5.37-acre) property is owned by the Credit Valley Conservation Authority and provides access to the East Credit River for fisheries purposes.

69

*Alton Forest Area**Escarpment Access*

This Ministry of Natural Resources property is 140 hectares (350 acres) and is used for hunting, fishing, hiking, snowmobiling, cross-country skiing and forest management.

70

*Caho Property**Escarpment Natural Environment Park*

This 46-hectare (115-acre) property is owned by the Credit Valley Conservation Authority and includes the Credit River and associated swamp lands.

71

*Credit Forks**Escarpment Natural Environment Park*

The Ministry of Natural Resources owns some 280 hectares (700 acres) south of Cataract which about a proposed acquisition area. Exposures of rock at Cataract Falls are an important geologic site. The Credit River crosses the property which is used for hiking, picnicking and fishing. The southern portion of Credit Forks property is part of a nature area which includes the Forks of the Credit.

72

*Belfountain Conservation Area**Escarpment Recreation Park*

The Credit Valley Conservation Authority operates a 10-hectare (25-acre) intensively-used recreation area within the Village of Belfountain.

73

*Terra Cotta Conservation Area**Escarpment Nature Reserve*

This is an undisturbed nature area owned by the Credit Valley Conservation Authority consisting of two properties totalling 56 hectares (140 acres).

*74

*Terra Cotta Conservation Area**Escarpment Natural Environment Park*

The Credit Valley Conservation Authority owns this 161-hectare (398-acre) property, used for camping, hiking, cross-country skiing, fishing, picnicking and swimming.

75
Silver Creek Conservation Area
Escarpment Nature Reserve

The Escarpment and Silver Creek gorge highlight this nature area owned by the Credit Valley Conservation Authority. The property is 515 hectares (1,285 acres) and is primarily used for education and nature interpretive purposes.

76

Stewart and Violet Bennett Scotsdale Farm
Escarpment Natural Environment Park

The 200-hectare (500-acre) Scotsdale Farm was donated to the Ontario Heritage Foundation for natural and cultural heritage purposes. Stewart Bennett was recognized as one of Canada's most accomplished Shorthorn cattle breeders making Scotsdale Farm one of the best known in the area. The property includes forest, wetlands and tributaries of the Silver Creek.

77

Limehouse Conservation Area
Escarpment Natural Environment Park

The Credit Valley Conservation Authority owns this property of 76 hectares (190 acres) which includes limekilns, an abandoned railroad, ruins of an old mill, a hiking trail and the Black Creek.

78

Speyside
Escarpment Access

The Ministry of Natural Resources owns this 20-hectare (50-acre) forested site in Halton Hills used for hiking and nature appreciation.

79

Tirion Tract
Escarpment Nature Reserve

This 20-hectare (49-acre) block of forested land is owned by the Halton Region Conservation Authority.

80

Esquering and Escarpment Tracts
Escarpment Access

The Halton Region Conservation Authority owns two separate parcels totalling 42 hectares (105 acres). The properties contain forested lands and the brow of the Niagara Escarpment.

81

Hilton Falls Conservation Area
Escarpment Natural Environment Park

This 952-hectare (2,353-acre) natural area includes the Sixteen Mile Creek and associated Hilton Falls. It is a well-used property devoted primarily to picnicking, hiking and cross-country skiing. It is owned by the Halton Region Conservation Authority (548 hectares/1,371 acres) and the Regional Municipality of Halton (393 hectares/982 acres). The adjacent land is part of a proposed acquisition area.

82
Kelso Conservation Area
Escarpment Recreation Park

This is a recreation area with facilities for picnicking, camping, swimming, boating, downhill skiing, and historical interpretation. The Halton Region Conservation Authority owns this 235-hectare (580-acre) property. Adjacent land is part of a proposed acquisition area.

83

Ontario Agricultural Museum
Escarpment Historical Park

This 32-hectare (80-acre) parcel was acquired by the Ministry of Agriculture and Food in order to provide facilities to display Ontario's agricultural heritage.

*84

Crawford Lake/Rattlesnake Point Conservation Areas
Escarpment Natural Environment Park

This 372-hectare (920-acre) natural area contains prominent Escarpment bluffs, a former glacial valley and a meromictic lake which has only partial water turnover. The property is used for hiking, cross-country skiing, picnicking, and rockclimbing. It is owned by the Halton Region Conservation Authority. Future plans include an education/interpretation centre, reconstructed Indian Village and land acquisitions.

85

Crawford Forestry Tract
Escarpment Natural Environment Park

This 123-hectare (304-acre) site is owned by the Halton Region Conservation Authority (112 hectares/279 acres) and the Ontario Heritage Foundation (10 hectares/25 acres). It is a forestry and geologic area which has an ancient dried-up waterfall. The area is used for hiking; adjacent land is part of a proposed acquisition area.

86

Calcium Pits
Escarpment Natural Environment Park

This 70-hectare (175-acre) property contains Escarpment forest and a small lake nestled within a buried Escarpment trench. The majority of the property (50 hectares/125 acres) was donated to the Ontario Heritage Foundation by the Yaremkos and Ridleys for natural heritage preservation purposes. The remaining (20 hectare/50 acre) lands are owned by the Halton Region Conservation Authority; adjacent land is part of a proposed acquisition area.

87

Bronte Creek Valley
Escarpment Nature Reserve

This site contains a natural area of provincial significance and is recognized regionally as an environmentally sensitive area. The lands are suitable for hiking and nature appreciation. It is part of a proposed 68-hectare (170-acre) acquisition area.

Mount Nemo Conservation Area

Escarpment Natural Environment Park

This 98-hectare (245-acre) property contains a prominent bluff of the Niagara Escarpment. An abandoned quarry, farm fields and forest land make up the majority of the land with activities presently limited to hiking and viewing. It is owned by the Halton Region Conservation Authority; adjacent land is part of a proposed acquisition area.

89

Lake Medad Forestry Tract

Escarpment Nature Reserve

This 28-hectare (68-acre) property contains a forested bog. It is owned by the Halton Region Conservation Authority; adjacent land containing a lake and Escarpment trench is part of a proposed acquisition area.

90

Progreton Dam

Escarpment Access

This property contains the former site of an old mill at the point where the Bronte Creek falls over the Niagara Escarpment. It is part of a 6-hectare (15-acre) proposed acquisition area.

91

Spencer Gorge Wilderness Area

Escarpment Natural Environment Park

This 53-hectare (130-acre) nature area owned by the Hamilton Region Conservation Authority is used for hiking, viewing and picnicking. The lands contain a Natural Area of Provincial Significance.

92

Crooks' Hollow

Escarpment Historical Park

This 20-hectare (50-acre) park owned by the Hamilton Region Conservation Authority includes facilities for picnicking, fishing, hiking and historical interpretation.

93

Christie Conservation Area

Escarpment Recreation Park

This multi-purpose conservation project contains 356 hectares (890 acres) and is used for swimming, boating, picnicking and fishing. The Hamilton Region Conservation Authority owns this property.

94

Summit Bog Muskeg Preserve

Escarpment Nature Reserve

A 12-hectare (31-acre) kettle bog with representative vegetation patterns is owned by the Hamilton Region Conservation Authority.

Dundas Valley Conservation Area

Escarpment Natural Environment Park

The Hamilton Region Conservation Authority owns some 808 hectares (2,020 acres) in the Dundas Valley. The western portion of the Dundas Valley contains important nature and geologic areas. The lands are used for nature appreciation, hiking, bicycling, cross-country skiing and picnicking. A trail centre is located in the eastern portion of the Valley.

96

Tiffany Falls

Escarpment Natural Environment Park

This 5-hectare (13-acre) area is owned by the Hamilton Region Conservation Authority and is used for hiking and nature interpretation.

97

Ancaster Lookout

Escarpment Natural Environment Park

This 130-hectare (325-acre) natural area has been designated for open space uses. Located on the Escarpment, views are afforded across the Dundas Valley. The southern limit is bounded by the historic former Brantford and Hamilton Electric Railway Line.

98

Mount Albion

Escarpment Natural Environment Park

This 50-hectare (120-acre) property owned by the Hamilton Region Conservation Authority is used for hiking, cross-country skiing and as a scenic lookout.

99

Felker's Falls

Escarpment Natural Environment Park

The Hamilton Region Conservation Authority owns this 15-hectare (38-acre) park which is used for picnicking, hiking, and has a scenic lookout, a waterfall and a gorge.

100

Stoney Creek Battlefield

Escarpment Historical Park

This 12-hectare (31-acre) park owned by the Niagara Parks Commission is used for day-use recreation activities. A monument and historical buildings commemorate its past.

101

Devil's Punch Bowl

Escarpment Natural Environment Park

The Hamilton Region Conservation Authority owns this scenic picnic area of 25 hectares (63 acres). It is a geologic site with a waterfall and gorge.

102

Vinemount Conservation Area

Escarpment Natural Environment Park

The Hamilton Region Conservation Authority owns this 16-hectare (40-acre) property used for hiking and picnicking.

Winona Conservation Area
Escarpment Natural Environment Park
The Hamilton Region Conservation Authority owns this 4-hectare (10-acre) Escarpment property. This site contains a nature area.

104

Wolverton Conservation Area
Escarpment Access
This 16-hectare (39-acre) property is owned by Ontario Hydro and jointly managed by the Hamilton Region Conservation Authority and Niagara Peninsula Conservation Authority for Bruce Trail access and natural area protection.

105

Beamer Memorial Conservation Area
Escarpment Natural Environment Park
The Niagara Peninsula Conservation Authority owns this 53-hectare (132-acre) property which is used for picnicking and hiking. There are nature and geologic areas on the property. This area is also popular for viewing the annual hawk migration.

106

Mountainview Conservation Area
Escarpment Natural Environment Park
This 25-hectare (62-acre) parcel is owned by the Niagara Peninsula Conservation Authority and is used primarily for hiking.

107

Cave Springs Conservation Area
Escarpment Nature Reserve
This area includes a forested Escarpment plain, crevasse valleys, cliff face, several lookouts, archaeological, and nature sites. About 18 hectares (45 acres) are currently in public ownership.

108

Ball's Falls Conservation Area
Escarpment Historical Park
The Niagara Peninsula Conservation Authority owns this 90-hectare (220-acre) property which is used for camping and day-use activities. This nature and geologic area includes historic buildings, ruins and two waterfalls. The area is extensively used for historical and conservation/education programs and is the site for numerous community and authority sponsored festival events.

109

Louth Conservation Area
Escarpment Nature Reserve
This is a 32-hectare (78-acre) nature area owned by the Niagara Peninsula Conservation Authority and is used for hiking, nature appreciation and viewing.

110

Rockway Conservation Area
Escarpment Nature Reserve
Picnicking and hiking are the main uses of the 85-hectare (210-acre) site owned by the Niagara Peninsula Conservation Authority. It is a geologic and nature site. The area also includes a scenic waterfall.

St. Johns Conservation Area
Escarpment Natural Environment Park
This 32-hectare (78-acre) tract of land is owned by the Niagara Peninsula Conservation Authority. Hiking and nature interpretation are popular. The area includes a man-made trout pond which is frequented by local anglers. Spectacular floral displays are also evident during the spring and fall at this site. St. Johns includes a portion of the only cold water, spring-fed creek in the Niagara Region known as Twelve Mile Creek.

*112

Short Hills
Escarpment Natural Environment Park
The area includes characteristic short hills in a re-entrant valley of the Escarpment, a scenic waterfall and a land bridge. Approximately 645 hectares (1,615 acres) are owned by the Ministry of Natural Resources. The area contains nature and geologic sites and a hiking trail. It was acquired for Provincial Park purposes.

113

Welland Canal
Escarpment Natural Environment Park
The St. Lawrence Seaway Authority holds approximately 294 hectares (735 acres) in the Plan Area along the Welland Canal. Some of the area has the potential for recreational uses such as hiking, viewing, and historical appreciation (e.g. Old Canal Area) where it does not conflict with the primary commercial shipping and industrial activity.

114

Woodend Conservation Area
Escarpment Natural Environment Park
This 40-hectare (98-acre) property is owned by the Niagara Peninsula Conservation Authority. Hiking, outdoor education and an interpretive centre are the main uses in this area.

115

Queenston Heights (Brock's Monument)
Escarpment Historical Park
This historical park situated at the southern end of the Niagara Escarpment is owned and operated by the Niagara Parks Commission. A monument and several plaques are located there commemorating General Isaac Brock and the War of 1812. It is used for picnicking, hiking and day-use recreation. About 30 hectares (75 acres) are located within the Plan Area.

APPENDIX 2

ACKNOWLEDGEMENTS

This appendix is in recognition of the dedication and the contribution of all members and staff of the Niagara Escarpment Commission over the ten-year period culminating in the completion of the Final Proposed Plan for the Niagara Escarpment.

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Photographs for Final Proposed Plan: Kathleen Wood

Although it is not possible to list all former staff, their contribution is acknowledged.

NIAGARA ESCARPMENT COMMISSION

FINAL PROPOSED PLAN

APPENDIX MAP 3



High Potential Mineral
Aggregate Resources

Legend

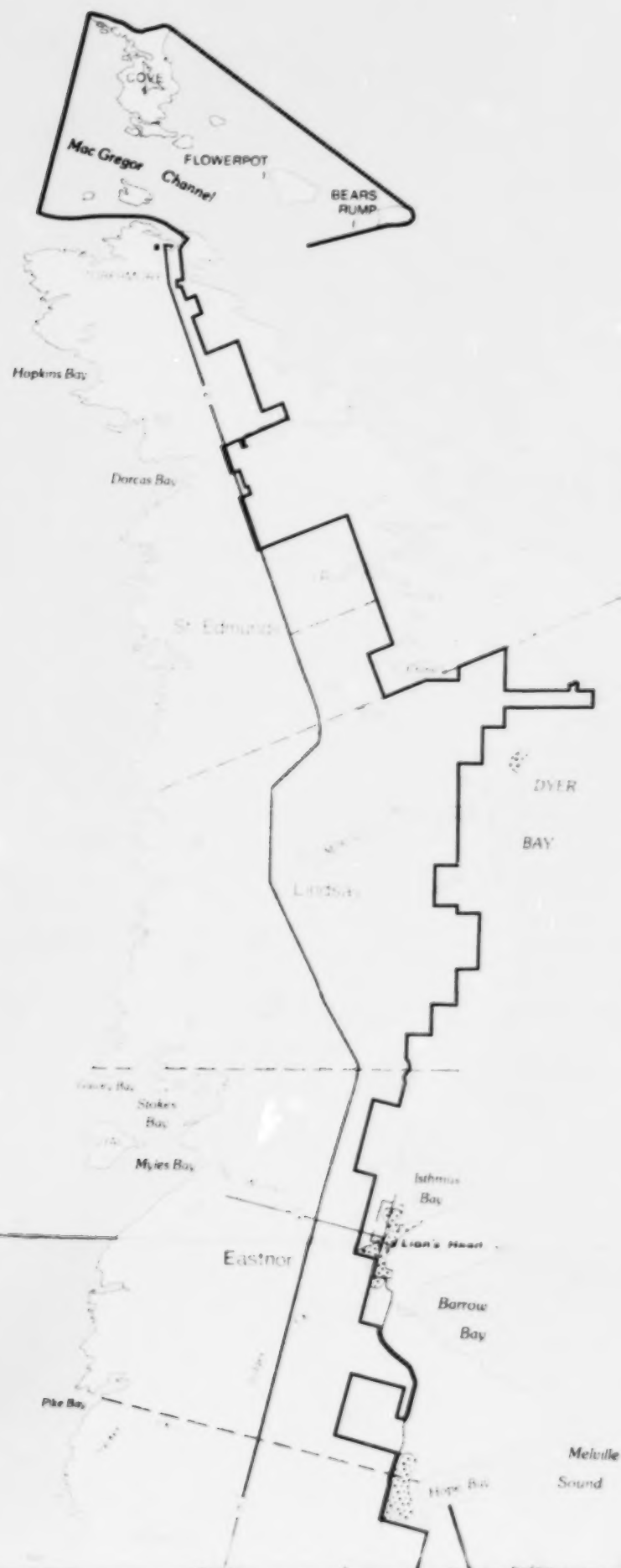
High Potential Mineral Aggregate Resources

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NIAGARA ESCARPMENT COMMISSION

FINAL PROPOSED PLAN

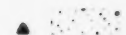
APPENDIX MAP 3

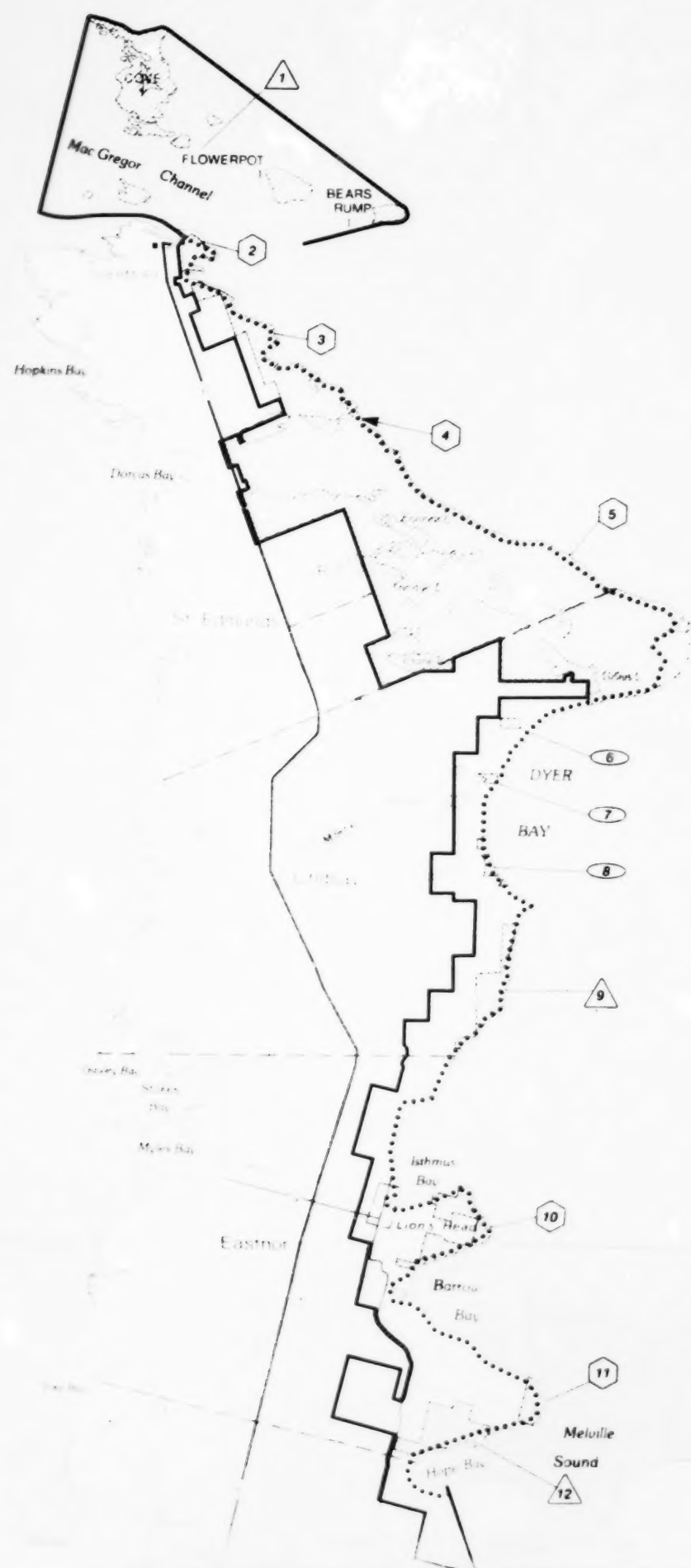


High Potential Mineral Aggregate Resources

Legend

High Potential Mineral Aggregate Resources





NIAGARA ESCARPMENT COMMISSION

FINAL PROPOSED PLAN

APPENDIX MAP 4



Niagara Escarpment Parks System

Legend	
Bruce Trail.....	Escarpment Recreation Park..... 93
Nodal Park.....	Escarpment Historical Park..... 92
Park Classification	
Escarpment Nature Reserve.....	Escarpment Natural Environment Park..... 91
	Escarpment Access..... 90

Proposed and Existing Escarpment Parks.....

- | | |
|--|-----------------------------|
| 1. The Tobermory Islands | 58. Nottawasaga Bluffs |
| 2. Fathom Five | 59. Lavender Falls |
| 3. Little Cove
(Dunks Bay Shorelands, Driftwood Cove) | 60. Pine River Fishing Area |
| 4. Cyprus Lake | 61. Boyne Valley |
| 5. Cabot Head | 62. Mono Cliffs |
| 6. Dyers Bay | 63. Scott's Falls |
| 7. Dyers Bay Britain Lake | 64. Humber Valley |
| 8. Cape Chin | 65. Mono Mills Lowlands |
| 9. Smoky Head | 66. Humber Forest |
| 10. Lions Head | 67. Glenora |
| 11. ... | 68. ... |
| 12. ... | 69. ... |

NIAGARA ESCARPMENT COMMISSION

FINAL PROPOSED PLAN

APPENDIX MAP 4



Niagara Escarpment Parks System

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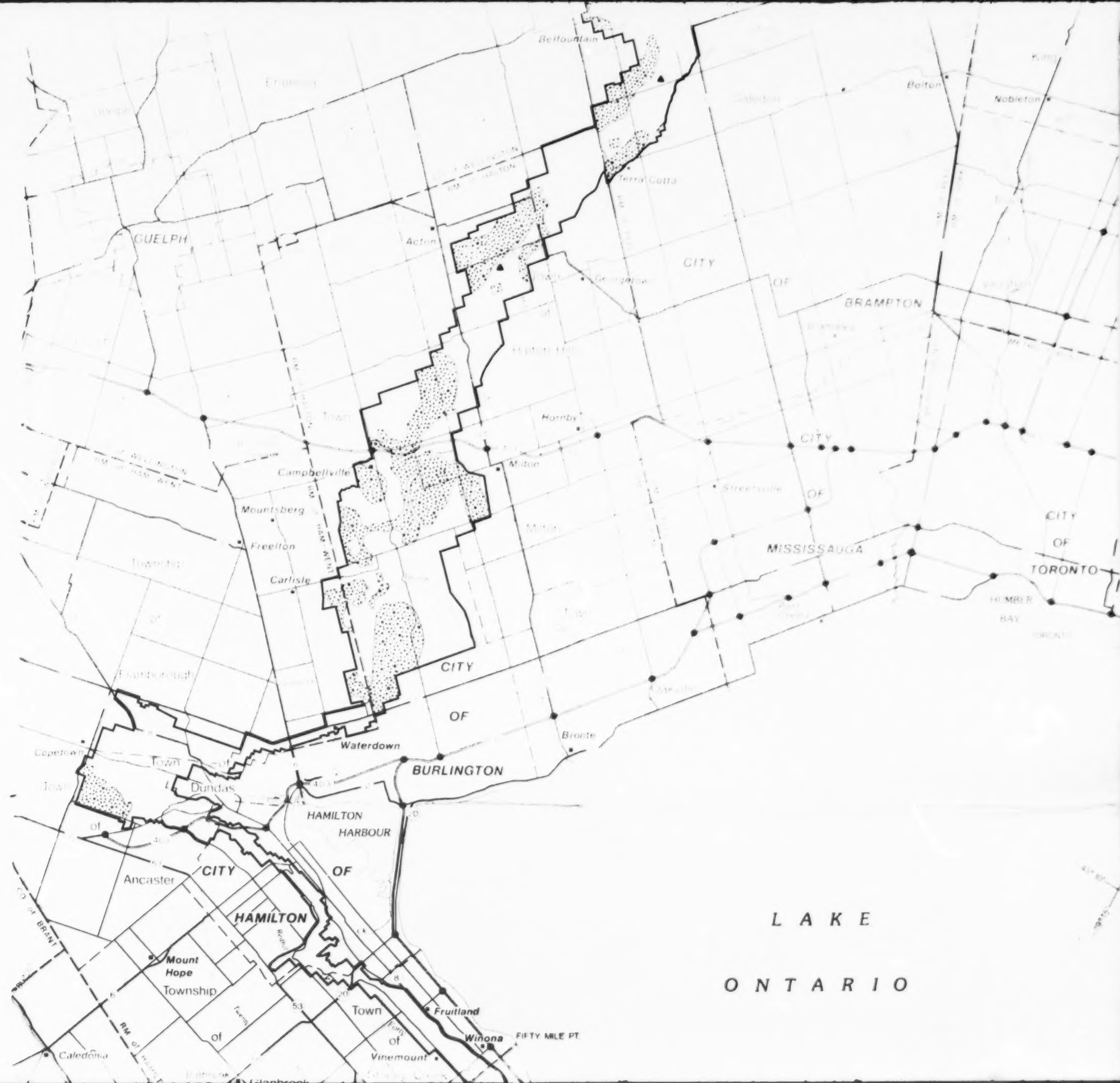
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▲	Escarpment Natural Park.....	92
	Escarpment Natural Environment Park.....	91
94	Escarpment Natural Area.....	90

Proposed and Existing Escarpment Parks.....

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|---|----------------------------|
| 1 The Tobermory Islands | 58 Nottawasaga Bluffs |
| 2 Fathom Five | 59 Lavender Falls |
| 3 Little Cove
(Dunk's Bay Shorelands Driftwood Cove) | 60 Pine River Fishing Area |
| 4 Cyprus Lake | 61 Boyne Valley |
| 5 Cabot Head | 62 Mono Cliffs |
| 6 Dyers Bay | 63 Scott's Falls |
| 7 Dyers Bay Britain Lake | 64 Humber Valley |
| 8 Cape Horn | 65 Mono Mills Lowlands |
| 9 Smoky Head | 66 Humber Forest |
| 10 Cape Horn | 67 Glen Haff |
| 11 Cape Horn | 68 Sugar Hill |
| | 69 White Forest Area |









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| 1. The Tubernary Islands | 58. Nottawasaga Bluffs |
| 2. Fathom Five | 59. Lavender Falls |
| 3. Little Cove
(Dunk's Bay Shorelands: Driftwood Cove) | 60. Pine River Fishing Area |
| 4. Cyprus Lake | 61. Boyne Valley |
| 5. Cabot Head | 62. Mono Cliffs |
| 6. Dyers Bay | 63. Scott's Falls |
| 7. Dyers Bay Britain Lake | 64. Hunter Valley |
| 8. Cape Chin | 65. Mono Mills Lowlands |
| 9. Smoky Head | 66. Hunter Forest |
| 10. Lion's Head | 67. Glen Hurty |
| 11. Cape Dunnes | 68. Siga Hill |
| 12. Hope Bay | 69. Adam Forest Area |
| 13. Malcolm Bluff | 70. Cedar Property |
| 14. Colpas Bluffs | 71. Crest Farm |
| 15. Spirit Rock | 72. Betsworth Conservation Area |
| 16. Bruce's Cliffs | 73. Terry Cotts Conservation Area (Caledonia) |
| 17. Oakes Lookout | 74. King Cotts Conservation Area (Hector Lake) |
| 18. Sarnia Bluff | 75. Silver Creek Conservation Area |
| 19. Shaggy Ridge | 76. Foxworth and Vail Ranch (South Bay Farm) |
| 20. Kettle Mound | 77. Limestone Conservation Area |
| 21. Sarnia Bluff | 78. Sarnia Bluff |
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Proposed Parks in the Escarpment Link of the Parkway Belt West Plan

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| 1. Appleton Creek | 11. Sarnia Bluff |
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Proposed Parks in the Escarpment Link
of the Parkway Belt West Plan

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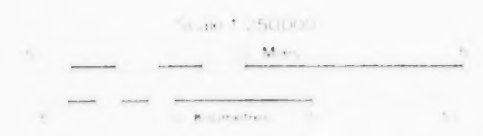
Base Map Legend





Base Map Legend

- Area of the First Proposed Plan
- County or Regional Municipality Boundary
- Township or Area Municipality Boundary
- Municipal Boundary
- Provincial Highway
- County or Regional Road
- Populated Centre
- Interchange



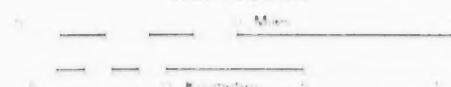
COMPILED AND PRODUCED BY THE NIAGARA REGIONAL COMMISSION (MRC)
 BASE MAP DERIVED FROM N.T.S. 1:250,000

Base Map Legend

- Area of the Final Proposed Plan
- County or Regional Municipality Boundary
- Township or Area Municipality Boundary
- Municipal Boundary
- Provincial Highway
- County or Regional Road
- Populated Centre
- Interchange



Scale 1:250,000



COMPILED AND PRODUCED BY THE NIAGARA ESCARPMENT COMMISSION 1994

BASE MAP DERIVED FROM N.T.S. 1:250,000

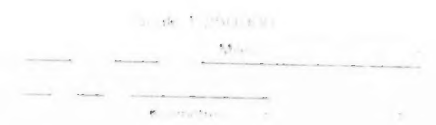


Proposed Parks in the Escarpment Link of the Parkway Belt West Plan



Base Map Legend

- As shown on the Base Map
- County Boundary
- City Boundary
- Unincorporated Area Boundary
- Proposed Park Boundary
- Proposed Parkway
- Proposed Road
- Proposed Trail



DESIGNED AND PRODUCED BY THE NAGARA ESCARPMENT (AMMOSUN) MAP
BASE MAP DERIVED FROM N.T.S. 1:50,000

Proposed Parks in the Escarpment Link of the Parkway-Belt West Plan

Base Map Legend



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1. *Introduction*

COPIES OF THE REPORT ARE AVAILABLE FROM THE NATIONAL ARCHIVES AT COLLEGE PARK, MARYLAND. FOR INFORMATION CONTACT: NATIONAL ARCHIVES, COLLEGE PARK, MARYLAND 20740-6001. (301) 837-1200.

